

Will Rogers State Historic Park Historic Landscape Management Plan

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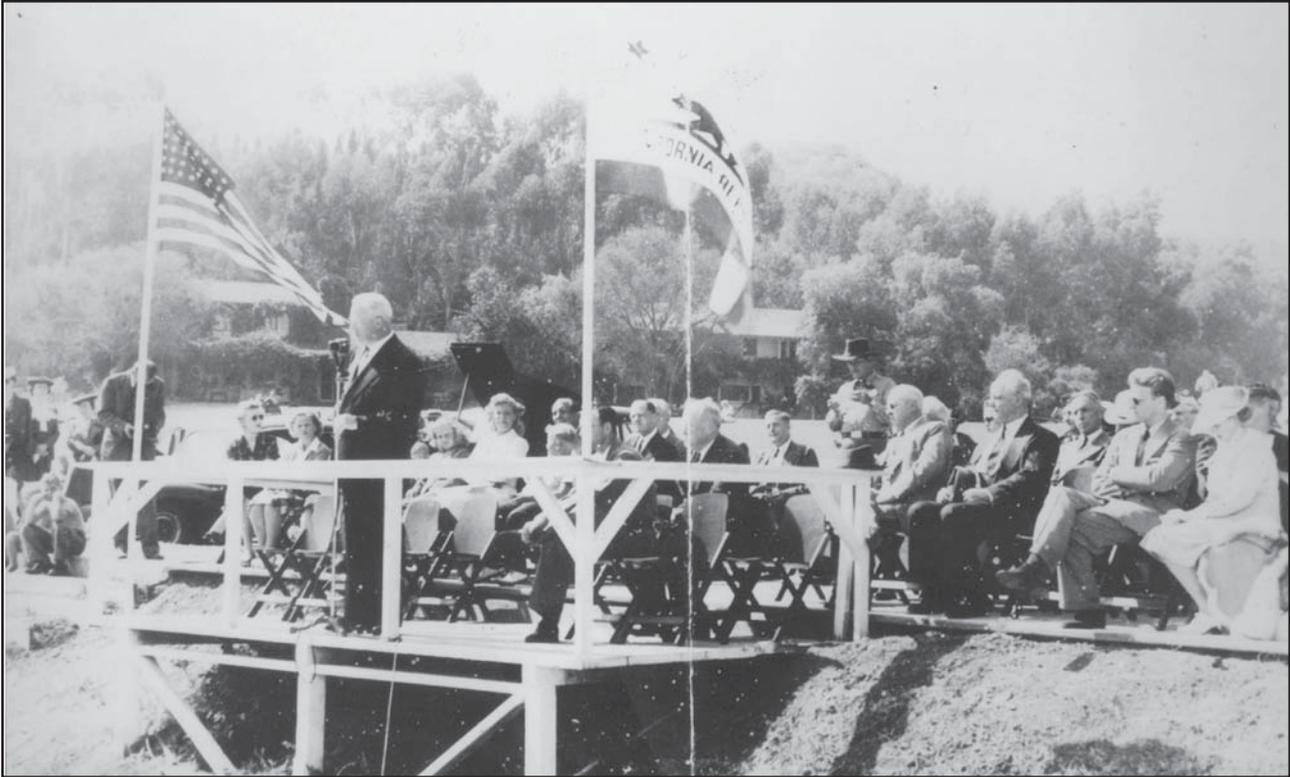


Rogers Family lounging on the front porch in 1928. *Will Rogers SHP Collection*

Gray Davis
Governor

Mary Nichols
Secretary of Resources

Ruth Coleman
Acting Director Parks and Recreation



Earl Warren formally accepts Will Rogers' Ranch from the Rogers Family for the State of California on October 1, 1944. Leo Carrillo, then chairman of the State Park Commission (Standing behind the Governor in the black cowboy hat) was the master of ceremonies. Jim Rogers, third from the left, in the dark glasses, represented the Rogers family during the proceedings.

“.....and somewhere, somehow, someone should make mention of this fact--that the public today is privileged because of the generosity of the Rogers Family.”

Emil Sandmeier, Will Rogers' Personal House Manager 1930-1938

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Betty Rogers donated the Ranch to the State of California in June 1944 as a memorial to Will Rogers. *Will Rogers State Park Collection*

Introduction

Development and Scope of the Historic Landscape Management Plan

Well over a decade ago, the *Will Rogers State Historic Park General Plan* directed that a landscape plan be developed to restore the park's historic landscape. The General Plan, recognizing both the importance of this resource and its vulnerability, gave a springboard of wise recommendations to launch this management plan. The Topanga Sector park staff tried repeatedly to initiate the plan, but the commitment of time and resources needed was formidable. Only a few projects were undertaken until the department's *Deferred-Maintenance Program* (2001) supported the effort.

Although the department had no prototype for such a plan, it was soon understood that it was at heart a maintenance document. It is the maintenance staff that shoulders most of the responsibility for the care and hands-on site management of Will Roger's Santa Monica Ranch. They care for its roads, structures, site features, and plantings. They replace fencing, tend irrigation, and repair rockwork and utilities. They look after the mechanical, the electrical, the structural, as well as the more decorative aspects of the site. Basic maintenance is considered, without question, the most effective of all preservation treatments, and if it is frustrated by lack of funding, staff, or information the site's historic integrity can suffer.

Restorative measures are proposed to reconcile many years of use, incremental changes, and deferred maintenance. These effects are cumulative and easily revoke a site's historic character, dignity and sense of place. By default, the responsibility for preservation, restoration,

and other "treatments" inevitably fell to the park's maintenance staff. Expected to just make it all work, they were often asked to satisfy conflicting demands with little in the way of supporting information or guidance.

This document provides information. It defines the department's intentions for the site itself—as a ranch, a historic property, a cultural landscape, a park, and a fitting memorial to Will Rogers as bequeathed by his wife, Betty. It applies preservation concepts to this unique site and hopefully shows why it's worth the effort. It lays out a plan or strategy to put something indescribably valuable back together, in effect, by explaining what to preserve, restore, rehabilitate, repair, relocate, replace, or remove. It also lays down the beginnings of what will eventually become a full set of landscape management guidelines for the park. These guidelines will outline our best management practices for specific aspects of the site, like vegetation, rockwork, or water conservation.

The many decisions necessary to manage and to maintain this historic park are challenging. The purpose of this plan is to negotiate a course of action among conflicting demands and the vicissitudes of time. This landscape management plan outlines what needs to be done in various areas of the park to accomplish the following goals.

1. Restoration and conservation of the 1935 ranch landscape, inclusive of site features, structures, and view sheds.
2. Integration of the site with interpretive and educational programs that focus on Will



The landscape features in the 1930s version of the Will Rogers main house. *Huntington Library Collection*

Rogers, his family, and their ranch—as it expresses their home life, lifestyle, and as an accomplished work of Will Rogers himself.

3. Better integration of the site with park operational requirements, including maintenance, safety and access, and administrative management.
4. Environmental health and sustainability of the site.
5. Compliance or consistency with the Will Rogers State Historic Park General Plan.

This management plan looks at the site in its entirety. There was a concerted effort to understand the historic ranch in all its aspects, the park with all of its operational demands, and the complex, but fundamental character of the landscape itself. A number of related plans, studies, and projects were undertaken in the name of wise, coordinated planning. Many are included by reference or summary in this document. Through these efforts, and the full range of disciplinary perspectives that participated in the planning process, this

understanding grew. Only then were decisions made.

Program possibilities, including interpretation, are explored only to the extent that overall site relationships, circulation, and historic associations could be synchronized in a master plan for the site. Expanded interpretation of the ranch as a historic and cultural landscape is imperative—both to its stewardship and as a memorial to Will Rogers, the man who created it. Specific programming of interior spaces is beyond the scope of this plan, although conceptual suggestions are sometimes made. It is expected that interpretive, educational, and recreational programs, as well as operations, will adjust over time in order to stay relevant and serve ever-changing social needs. This is fully compatible with preservation of this ranch as a cultural resource. Implementation of this plan, with full restoration of the site, encourages program flexibility and greatly increases programming options.

Please note that as a management plan and a conservation (treatment) plan, the plans and guidelines outlined herein are expected to change as needed to heed unforeseen, new information, better documentation of historic conditions, or improved conservation practices.

Relationship to the Will Rogers State Historic Park General Plan

It is important that management plans be substantially consistent with General Plan intentions. The general plan for Will Rogers State Historic Park, mandated by the Public Resources Code and adopted by the State Park and Recreation Commission, provides long-range planning guidelines for restoration, development, interpretation, and management of the park, in accordance with the unit's approved classification as a state historic park. As the over-arching planning document, the general plan makes a number of findings, offers directives and recommendations, and outlines a general course of restoration and development for the park.

The General Plan recommended that a Landscape Management Plan for Will Rogers State Historic Park be developed. After noting that changes had been taking place with little regard for the historic integrity of the landscape, the general plan stated the following directive:

The park's cultivated landscape shall be restored to a condition that closely approximates its appearance during the Rogers era (1927 – 1935).

In addition to addressing the historic landscape, structures and site features, the general plan included many other landscape-related topics, including geology, erosion, runoff, general vegetation management, prescribed burning, wildfire protection, rare and endangered plant protection, and alien species control.

General plan references applicable to various topics discussed in this management plan are noted in individual management areas, along

with page numbers. A brief discussion follows regarding compliance with the General Plan's recommendations. General Plan amendments are indicated if new directions are proposed. Minor changes should be consolidated into a consent-item list for review and approval.

Relationship to the National Register and Secretary of Interior Standards and Guidelines

Will Rogers ranch house is listed on the National Register of Historic Places, the official Federal list of properties (districts, sites, buildings, structures, and objects) significant in American history, architecture, archeology, engineering, and culture. Properties listed in the National Register of Historic Places must possess historic significance (within a context defined by established criteria) and integrity. The Will Rogers' Ranch listing should be updated to include current ranch boundaries, including the Primary Historic Zone, in addition to the ranch house, therefore, identifying the entire historic landscape district resource. As listed now, it is unclear if the entire landscape resource is included.

Properties listed on the National Register that have exceptional significance may also merit consideration for designation as National Historic Landmarks. The historical significance of Will Rogers and the integrity of the landscape resource lead the Department to recommend that Will Rogers' Santa Monica Ranch be nominated for this designation.

Professional management standards and guidelines for such resources are established through the Secretary of the Interior and the National Park Service. These agencies provide advice on the preservation of cultural resources listed in or eligible for listing in the National Register of Historic Places. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and *the Guidelines for the Treatment of Cultural Landscapes* contributed considerable guidance for the development of this document.



Will Rogers loved hanging out with his friends for endless hours roping calves.

Historic Overview

Introduction

Will Rogers' experienced a lifetime of love for his family, horses, and roping. These personal interests provide the context for understanding his desire to purchase and develop the Santa Monica ranch. In addition, his passion for equestrian activities directly influenced the construction of physical features associated with the landscape development of his ranch. Roger had spent only ten years of his life at this property, yet each building and feature reflects some portion of what was important in his private life.

A historic overview was prepared to provide background documentation for the Will Rogers State Historic Park Landscape Management Plan. The following sections are extracted from the full report, "Will Rogers State Historic Park Historic Landscape Management Plan Historical Documentation," Steve Van Wormer, May 2002. The preliminary sections of the complete report highlight the landscape evolution of Will Rogers' Santa Monica Ranch from the early 1920s when Will and Betty Rogers first acquired portions of the property, through August 1935 when Will and Wiley Post were killed in a plane crash in Alaska.

Historical Background

The Will Rogers whose daily article was read by millions - the star of stage, screen and radio known as the Cherokee Kid, the Poet Lariat, the Cowboy Philosopher, or America's Good Will Ambassador - (was) a separate person from the Will Rogers I knew as Dad, Pop, Pa, Willie, and the Old Man.

You see, I remember a fellow who used to wrestle with Big Boy Williams alongside the polo field, and who, in a Sunday game at the

Rivera Polo Club, reached out and bulldogged Big off his horse so that the two fell rolling on the grass in front of the grandstand.

I'll never forget the day I bumped him so hard it knocked his horse down and he landed on the sideboards. He lay there motionless and as I jumped from my horse and ran to him, all I could think of was that I killed him. As I got to his side, he moved and tried to sit up. Still stunned and groggy, the first words he said were "Is Rody all right?"

Oh, I remember a man who loved to rope. Mother used to say that Dad would rather rope than eat. . . . My recollections are too full of a man comforting an eight year old boy when his pony was killed by a Pacific Electric train, and I remember that same Dad, with tears in his eyes, trying to console three children when our little Sealyham terrier died from a snake bite.

I think I'll just have to leave an evaluation of his importance to others, for you see, the Will Rogers I knew best was the Will Rogers I saw for the last time; squatted down on his heels, a tin plate piled high with fried beef, beans, and sour-dough biscuits, drinking coffee so strong it would eat the fillings right out of your teeth, and visiting with us cowboys around the "Mashed O" chuck wagon about ten miles northeast of Muleshoe Texas (Jim Rogers 1976).

In the early 1930s Will Rogers was probably the most popular celebrity in the United States. Successful as a featured daily columnist in most of the nation's newspapers, a regular writer in many popular magazines, and star of radio and movies, the "cowboy philosopher from Oklahoma" had established his career by rising

through the ranks of the wild west shows, vaudeville, and the Ziegfeld Follies. Much has been written on Will's active and prolific public life. The Santa Monica ranch represents a less explored aspect of Will Rogers: his private life and personality. Centered around the things he valued and enjoyed most: family, horses, cattle and trick roping, and playing polo; the ranch provided a place for the Rogers family that was isolated from Will's frantic public schedule. This brief historical background will explore how Will Rogers' love of family and horses stemmed from his early years in Oklahoma, developed throughout his career, and was manifested at his Santa Monica ranch.

Summary of Will Rogers' Career

Will Rogers was America's most complete human document. He reflected in many ways the heartbeat of America. In thought and manner of appearance and in his daily life he was probably our most typical native born, the closest living approach to what we like to call the true American. (Damon Runyon 1935)

William Penn Adair Rogers was born on November 4, 1879 on his father's ranch, at Oologah, Indian Territory, now Oklahoma, near the town of Claremore. He was the eighth child of Clem and Mary Rogers. An ex confederate soldier, Clem was one eighth Cherokee Indian, and Mary a "quarter-blood." Will often stated that the fact that he was born on election day was why he "had it in" for politicians. Due to his mother's ill health, a black couple, "Aunt Babe" and "Uncle Dan" helped raise the boy. Uncle Dan taught him to rope and ride a horse. By age four, Will could expertly lasso turkeys and goats with Dan and Babe's children Mack and Charlotte. On his fifth birthday his father gave the boy his own pony. His mastery of horsemanship and the lariat may have been the most significant factors in Will Rogers' education. They evolved into a passion that remained with him throughout his life and laid the foundation to a fabulously successful entertainment career. His attempts at more formal education, however, did not result in remarkable accomplishments.

At age seven his father sent Will to school, an event he never got over. Will Rogers did not like or do well in school. He once commented that he had spent "Three years in McGuffey's Fourth Reader, and knew more about it than McGuffey did." His educational history became one of moving from one academic institution to another while his father helplessly searched for a place where his unconventional child would fit. He never found it. At age seven Will attended a one-room school in Chelsea, Oklahoma. The next year Clem moved him to the Harrell Institute in Muskogee. The same year tragedy struck the family when Mary Rogers died of typhoid fever. The fall following his mother's death, Will attended a seminary at Tahlequah, Oklahoma where he did not last until Christmas. His father then sent him to Halsell College where he did remain for three years.

Uninterested in his studies, still in love with roping and horses, and a persistent if not always highly imaginative practical joker, Will never succeeded academically. His rope, wise cracks, and pranks continued to be a combination that got him into trouble. This pattern had set in at an early age. When very young he roped a neighbor's big turkey gobbler, breaking its neck. As he promised to "Never do it again," he added "but I'll stay until you eat it." He soon learned to lasso his mother, pinning her arms to her sides when she threatened to spank him. At Halsell he roped anything that moved, especially girls, who he caught by the feet as they walked to school. In the fall of 1895, he left Halsell and enrolled in his fifth school, Scarritt College, in Missouri, where he lasted a year. While there Will roped a teacher's horse and the startled animal knocked over a picket fence and the backstop of a tennis court. His lariat continued to be a source of trouble when he pulled the arm off the statue of a Grecian goddess. The following year, Clem Rogers enrolled his son in Kemper Military School in Boonville Missouri. Arriving in January 1897, Will remained a little over a year, quitting in February 1898 to work on the Ewing cattle ranch in the Panhandle of Oklahoma. He was 18 years old and would have graduated a year later in May.

Over the next 17 years, Will Rogers' love of horses and roping led him into vaudeville and eventually established him as the central star of the



Old Vaudeville buddies get together in the courtyard of the main house. From left to right, Fred Stone, Paula and Dorothy, Mary Rogers and Will Rogers.

renowned Ziegfeld Follies. The route was an indirect one that took him around the world before he finally settled in New York. During 1898, he worked as a cowboy and took part in several cattle drives for Ewing and other ranchers. For the next four years he managed his father's ranch. On July 4th 1899 he entered his first roping contest and won the top money. This was his first income earned with his lariat for purely entertainment. In 1902 Will left for South America, in search of wide open ranges and cattle drives that no longer existed in Texas and Oklahoma. After working in Argentina for 5 months he went to South Africa where, in 1903, he joined Texas Jack's Wild West Show as a trick roper. Texas Jack billed him as the Cherokee Kid. At this point show business became his life's work. He wrote to his father describing Texas Jack stating that: "I am going to learn things while with him that will enable me to make a living in the world without making it by day labor."

After a few months he left Texas Jack to tour Australia and New Zealand with the Wirth Brothers Circus. By 1904 Will was back in the States performing with Colonel Zach Mulhall's Congress of Rough Riders and Ropers Show at St. Louis, Missouri across from the Worlds Fair.

He performed his first roping act on a vaudeville stage in July 1904. Before the year ended he had a few more vaudeville bookings in Chicago. In 1905 Will traveled with Mulhall's show to New York, performing at Madison Square Garden. He gained some recognition and got his name in the local papers when he roped a "wild steer" that broke loose and ran into the audience.

The move to New York was the next pivotal point in Will's professional evolution. He left Mulhall to stay in the city and pursue a vaudeville stage career, debuting at Keith's Union Square on June 12, 1905 as "The World Champion Lasso Manipulator." Reviewers commented that "the audience marveled at his skill." Will explained, "You see its the way I do my work is what takes with them and a few funny things I say."

In the early days in the theater Will Rogers' act followed a simple program. His stage persona was also simple. He wore a red shirt and buckskin trousers and entered the stage twirling his lasso to an orchestral accompaniment. He would do a few fancy loops with a soft cotton rope, then switch to a heavier stiffer rope and shout "Right!" This signaled his assistant, Buck McKee, to ride on stage from the wing on Will's horse, Teddy. Before they could reach the

footlights, Will would rope Teddy by all four feet. He then would twirl the rope into different kinds of knots and nooses. Next came his trademark trick – he threw two lassos at once, roping Buck with one and Teddy with the other. He followed this with some cowboy dances, jumping in and out of his spinning rope. For a finale, he had an usher stretch a rope down the aisle to let the audience digest its full eighty foot length. Will mounted Teddy and started twirling the rope, until it was a giant crinoline spinning and hissing just over the heads of the patrons. The act was striking, receiving curtain calls from the first performance. In the course of a few months he became a sought after performer. He made \$250 a week at a time when the average national wage was \$7 a week and \$4 a day considered to be very good wages. As the weeks passed he improved the act, developing his own musical score featuring western tunes such as “Pony Boy” and “Cheyenne.” A three rope catch, figure eight, and tail catch were added. From the beginning he carried on a monologue with the audience, explaining his tricks and wise cracking if he missed a throw. “I should have sprinkled a little Mucilage or rosin on his (the horses) nose this thing might hang on,” or “I’m handicapped up h’yar, as the manger won’t let me swear when I miss.”

Along with his success came changes in Will’s personal life. In November 1908 he married Betty Blake, of Rogers, Arkansas. Will had been in love with her for a long time, but she took several years deciding to accept his numerous proposals. In 1911, his father Clem Van Rogers died in his sleep in Calmore, Oklahoma on the same day that Will and Betty’s first child, Will Rogers Jr., was born. In 1913, their first and only daughter, Mary Amelia Rogers was born, followed two years later in 1915 by the birth of a second son, James Blake (Jimmy), on Long Island. A fourth child, Fred Stone Rogers, born in 1918, died a little less than two years later from diphtheria.

Will Rogers’ lariat made him a national Vaudeville star. As the years passed, and his stage persona developed, the act underwent a transformation where his monologue became an increasingly more important part. The fine tuning of his so called “verbal lariat” made Will

Rogers a major star of the Ziegfeld Follies, a successful newspaper columnist, radio celebrity, and by the mid 1930s the highest paid actor in Hollywood.

In 1911 the accompanying horse and rider were dropped and Will performed a solo act relying on his monologue as the main appeal. Presenting a self-effacing, apparently unrehearsed personality, his remarks, although well thought out ahead of time, appeared improvisational and spontaneous. The humor of his comments referred to what he had just done or said previously, relying for their affect on the appearance of being unplanned. He began to work political commentary into the act. Teddy Roosevelt’s attempt to run a second time for President as a third party “Bull Moose” candidate became one of his earliest targets:

You notice the act kinder drags right along here. Well, I used to tell a joke about Roosevelt, but I don’t tell it anymore. I wonder what become of him (Pause). Well he was a good fellow when he had it (longer pause). Well sometimes they come back, but not often (quoted in Yagoda 1993:128).

In the Spring of 1912 he received his first regular Broadway engagement, appearing in the *Wall Street Girl*, with singing star Blanche Ring. Although the show lasted only a short time, the reviewers liked the “. . . extraordinary performer Will Rogers, who did his regular vaudeville act, but who undoubtedly scored the success of the evening” (Charles Darton). *The New York Tribune* felt that “Will Rogers the lariat thrower produced the only real humor of the evening.” *The New York World* was even more enthusiastic “Rogers is more than a cowboy – he’s an artist. . (quoted in Yagoda 1993:130). Aside from his skill, Rogers displayed a sense of humor as fresh as a breeze from the Western Prairies.” In 1914 Will appeared in London in two shows *Merry-Go-Round* and *Vaudeville in America*. Back in New York a year later he performed in two musicals: *Hands Up* and *Town Topics*.

In late 1915 Florence Ziegfeld cast Will in his *Midnight Frolic*, a rooftop show that began at 11:30 P. M. after Ziegfeld’s regular and better

known Follies ended. Will performed a master of ceremonies role, filling in between scene changes and as a featured performer. At the Frolic he refined his verbal lariat, making political and current event commentary his standard fare. On the vaudeville circuit Will had performed in front of a new audience for almost every show. Although seeming to be spontaneous, his act was actually well rehearsed and "his running fire of comment, which he reels off, as it were, on the spur of the moment is simply the manifestation of good memory. His jokes are always the same even . . . when he trips over the lariat at exactly the same place" (Yagoda 1993:127).

The Frolic relied on a repeat local audience that would soon become tired of the same material. At the suggestion of his wife, Betty, Will began to talk about current events reported on in the newspapers, coming up with a new routine every night. His first act consisted of remarks on Henry Ford's attempt to secure peace in Europe following the First World War, punctuated by his spinning rope:

See where Henry Ford's peace ship has landed in Holland Got all them pacifist on board. Holland's welcome to'em, they ain't much good to us. Ford's all wrong, instead of taking a lot of them high powered fellers on his ship he should've hired away all these Ziegfeld pippins. He not only'd got the boys out of the trenches by Christmas but he'd have Kaiser Bill and Lloyd George and Clemenceau shootin' craps to see which one'd head the line at the stage door (quoted in Day 1962:77).

Critics soon called Will Rogers the Frolic's "chief source of entertainment."

In 1916, Ziegfeld asked Will to perform in that year's edition for the Follies. He got a two year commitment at \$600 a week the first year and \$750 the second. The act consisted of 14 minutes of monologue with rope tricks. For the next three years he worked both the Follies and the Frolic when he was in New York. As a touring Follies star, Will Rogers achieved national acclaim and celebrity status. No longer seen as a rope spinning cowboy from Oklahoma, critics

now compared his humor to that of Mark Twain, and referred to him as "The Philosopher with the Lariat" and the "Poet Lariat." Many began to see him as a personification of the American character. With both his hemp and verbal lariats in hand, Will Rogers developed his celebrity status in traditional and new technological mediums, becoming a star of radio, newspaper and magazine commentary, and the movies.

In the early 1920s the family moved to California where Will hoped to succeed as a movie actor. As early as 1919 Will Rogers brought his cowboy character to the screen in a series of shorts, produced by Samuel Goldwyn and Hal Roach. The venture was not profitable. The poet lariat's wit did not have the same effect in subtitles delivered via the plot of a western melodrama. A brief experiment as an independent producer in 1922 resulted in financial disaster. Will returned to the Follies where he remained until 1925. He continued to reside in California, however, owning a house in Beverly Hills and acquiring and developing a recreational equestrian ranch in Santa Monica near present-day Pacific Palisades. In 1929, the family moved to the ranch, and the Beverly Hills house sold in 1930.

Although unsuccessful as a movie actor, Will Rogers achieved outstanding success during the decade of the 1920s as a columnist, and radio personality. In 1919, he published two books: *The Cowboy Philosopher on the Peace Conference* and *The Cow Boy Philosopher on Prohibition*. In 1922, he began a series of weekly newspaper articles for the McNaught Syndicate that appeared in Sunday papers. In 1926, Will began writing "Daily Telegrams" of 150 words that McNaught published in over 400 papers. In addition, between 1925 and 1927 he produced a daily short titled the "Worst Story I've Heard Today." Other journalistic work came from the *Saturday Evening Post's* editor, who dispatched him on a number of special assignments during the 1920s. The McNaught Syndicate and the *Saturday Evening Post* became the channels through which Will Rogers reached millions of readers. For most Americans he became a daily, weekly, and monthly companion.

Will was involved in a number of national radio hookups during the 1920s, and was on the air regularly during the depression of the 1930s. As financial conditions worsened during the early 30s, he became angry with President Herbert Hoover's naive policy of nonintervention in the nation's economy, which opposed direct relief for the millions of unemployed. On October 18, 1931 Will delivered a speech on unemployment that became one of his most famous radio broadcasts, stating:

. . . I have read where certain folks have appealed to the President. It's a tough time for any group to start making demands. The farmer deserves his profit, but the guy that's not eating deserves a meal more. The stockholder deserves his dividend, but the unemployed deserves his job more.

Here we are worrying and reading in the papers about a hundred different problems that they got us all excited about, and making us believe they amount to something. This country has got just one problem. Its not balancing the budget; its not the League of Nations; its not the silver question. None of these things mean a thing in the world to us as long as we have seven million of our own out of work. You see, there's not an unemployed man in the country that hasn't contributed to the wealth of every millionaire in America. Everyone of us, that have anything, got it by the aid of these very people. . . . So that's our only problem: to so arrange it so that a man, or a woman, that wants work can get work, and give'em a more equal division of the wealth the country produces.

Now if our big men can't fix that – well, they just ain't big men, that's all! So what we got now is substantial unemployment, and this is the thing that needs fixing. It sure taught us an important fact that we haven't got as many "Big Men" as we

thought we had. We used to think every head of a big organization was a "Big Man," and he was, as long as everything was running in spite of him. . . . Now "Big Men" are just like livestock; they are selling at just what they are worth, no more.

The President said the other day that "During the last twelve months we have suffered with other nations from economic depression." Yes, and we have suffered a lot alone, too. In fact, I would go even further than the President and say that we suffered substantially, or even gross substantially. You see that's how a lot of people try to make us feel good, is to tell us how bad somebody else is off. I don't believe that I could get much nourishment to be starving in a room, and have the keeper come and say, "The other fellow has been starving two days longer than you have!" I still believe that I would be just as hungry as I was before. But I guess there are some people that could just get fat on nothing but such news. . . . You'll read in the papers, "Congress has just been asked to appropriate two trillion dollars to relieve the descendents of a race of people called Wall Streeters'." The paper will go further on to say, "This is a worthy cause, and no doubt this small appropriation will be made, as they are wards of the government."

Oh, I don't know what its all about. I don't know anymore about this than an economist, and God knows, he don't know anything.

In the spring of 1933 the Gulf Oil Company signed Will for a weekly half hour live Sunday evening series called the "Good Gulf Show." A hit, the program continued for the rest of his life. On Sunday evenings Will Rogers personality became a regular feature in millions of homes,

exposing him to a larger audience on a more intimate level than any other medium. On this show he often talked of the National Depression and tried to send a message of hope to Americans. He became a booster of President Franklin Roosevelt's New Deal.

Will's most successful venture during the 1930s was his return to motion pictures. With the advent of talking pictures his verbal abilities could be appreciated by movie audiences. In 1929 he appeared in his first "talkie" for Fox Film Corporation, *They Had to See Paris*, with Irene Rich. He made a total of 21 films for Fox studios in which he basically played himself in a wide variety of settings and situations. These ranged from a misplaced 19th century New England mechanic that is magically transported to Middle Age Britain in a cinematic version of Mark Twain's *A Connecticut Yankee in King Arthur's Court*, to a Samuel Clemens like river boat captain in *Steamboat 'Round the Bend*. Some of his other well known films included *State Fair* (1933), *Handy Andy* (1934), *Judge Priest* (1934), *Doubting Thomas* (1935) and *In Old Kentucky* (1935). By 1935 Will Rogers was the highest paid actor in Hollywood.

Rogers had always been an advocate of aviation. In 1927, he became the first civilian to fly from coast to coast, completing the journey with airmail pilots. In August 1935, he accompanied Wiley Post, a famous aviation record breaking pilot, on a trip to Alaska. On August 15 the plane crashed on take off, killing both occupants instantly. Will Rogers was fifty-five years old. His unique and fabulous career had come to a tragic and sudden end.

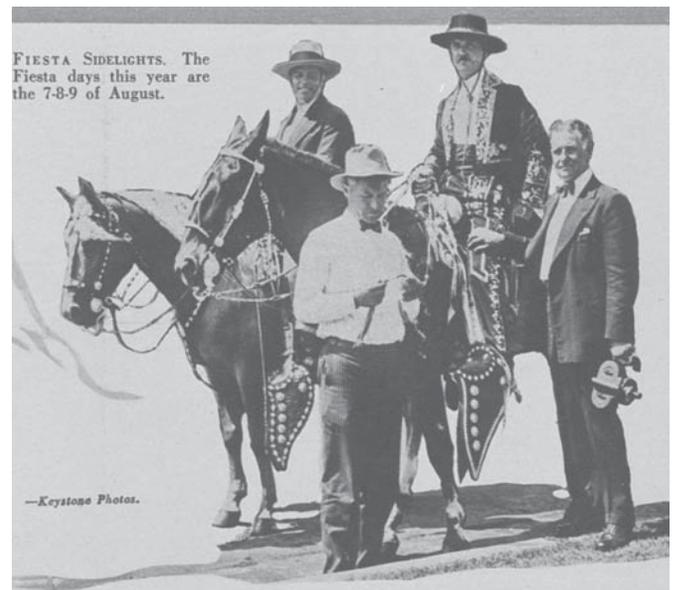
Will's death brought an unexpected outpouring of national mourning. The extent and magnitude of the country's grief, unprecedented for a celebrity, has only been seen twice since, following the death of presidents Franklin Roosevelt and John F. Kennedy. It was the tragic but ultimate testament to just how much the rope spinning high school drop out had become a part of the American psyche with his verbal lariat.

Over 70 years after his death the phenomena of Will Rogers is not easy to understand. Much more than a wise cracking cowboy skilled at rope

tricks, ultimately his infectious personality and an ability to talk directly to people made his success possible. In the words of historian Ben Yagoda: "For there to be another Will Rogers today he (or she) would have to combine the separate attributes of Johnny Carson, Roy Rogers, Clark Clifford, Walter Cronkite, Bill Cosby, Bob Hope, Russell Baker, H. Ross Perot, and James Reston." Perhaps the best explanation is simply that by the late 1920s and especially during the Depression years of the 1930s it seemed that everyone in America liked Will Rogers.

When I die, my epitaph, or whatever you call those signs on gravestones, is going to read "I joked about every prominent man of my time but I never met a man I didn't like. I am so proud of that. I can hardly wait to die so it can be carved. And when you come around my grave you'll probably find me sitting there proudly reading it (W. Rogers 1930, quoted in Carter 1991:270)."

Will Rogers every year attended the Santa Barbara Fiesta.





The Rogers Family dresses up for the camera in this 1928 portrait. From left to right Will Jr., Jim, Mary, and Betty. Sarah the sacred cow pet sits at their feet. The lawn and the fences were meticulously maintained. Jim noted that "The Ranch may not have been Hyde Park but it was always kept neat and tidy. *Will Rogers Historic Park Collection*

The Santa Monica Ranch

The ranch was the joy of his life (Betty Rogers 1941).

Developed during the last 10 years of his life, Will Rogers' Santa Monica Ranch became the family home where he was not cast in the role of a public figure and could be himself. It provided a home for his family and horses although the line between these two often blurred.

On April 6, 1920 Will and Betty Rogers purchased a house in Beverly Hills. This Mediterranean style estate had a riding ring and a stable with eight stalls, which soon became too small to accommodate the family's growing herd of horses. As soon as the Beverly Hills home was paid for, Will began to talk of needing a larger place for the horses and found the undeveloped property where the ranch is now located. Beginning in January 1924 Will and Betty leased and paid taxes on the land. They signed a grant deed for portions of the property in 1928 and purchased additional sections over the years until, by 1934, the Rogers owned 346 acres.

In 1924, Los Angeles voters approved a bond to construct Beverly Boulevard from Beverly Hills to the Pacific Ocean. Ten years later this corridor would be renamed Sunset Boulevard. By May 1925, the road had been graded as far west as Rustic Canyon, at what would become the original entrance road to Rogers' Ranch. With a good road to Beverly Hills and Hollywood it became possible for Will to live at the ranch and commute to the studios. In 1929, when his contract with Fox Studios was initiated, his plan became a reality.

In the meantime the ranch became a weekend retreat for the family, and, according to Betty:

One of Will's most absorbing interests. . . He was always improving it, putting in something new or changing something that was already there. Work went on constantly while he was at home, and

when he left there was always plans to be carried out in his absence. Even when he was flying around the country or traveling abroad, the ranch was not out of his mind, and he was seldom gone for any length of time without sending back a long telegrams and letters of instructions about things he wanted done (Betty Rogers 1941).

In the spring of 1925, Will sent written instructions on how to grade the entrance road to his brother-in-law Lee Adamson. The winding driveway ran from Beverly Boulevard to the mesa where the polo field and most of the buildings would later be built. Work began on the Polo Field in 1926 and continued for about two years. A work camp was established and crews cleared away and burned the brush. To the north of the polo field the workmen built a mule barn and a fenced paddock with a large grass lawn.

That spring Rogers sent another letter to Adamson proclaiming that he and Betty had a "Big idea." They wanted to build a small single story 6 room cabin at the base of a small hill on the western edge of the grass lawn paddock so they could ride their horses right up to the house. This building was completed in May 1927.

The following year saw further improvements. A garage and guest house were built adjacent to the weekend cabin. At the north end of the paddock more major changes occurred. A roping ring was erected at the mouth of Bone Canyon, so the family could now pursue Will's first and still ongoing passion. In addition, he had two large stables that he found in the San Fernando Valley moved to the ranch and set up at the mouth of Mitt Canyon to the north of the house. A spacious, elegant rotunda joined them at the center. A riding ring almost identical in appearance to the one at their house in Beverly Hills was built in front of the stables. Also by this time pastures had been established in Mitt and Bone Canyons and a carpenter and

blacksmith's shop, as well as a hay barn, had been built east of the Mule Barn. By the end of 1929, hundreds of eucalyptus trees had been planted along the roads and around the polo field, and thousand of yards of white rail fences enclosed the polo field and pastures.

In 1929 the family began residing at the ranch full time. By then, Will Jr., Mary and Jimmy were teenagers; 18, 16, and 14 years of age. That same year Will's best friend, Broadway song and dance man Fred Stone injured himself badly in an airplane crash and came to the ranch with his family to recover, staying in the guest house. Since Fred was an avid golfer, Will had a two hole course laid out on the lawn in front of the family cabin for his use.

With the family in full time residence, Will and Betty soon decided to add a two story north wing to the original six room cabin. They hired a Pasadena architect who drew up plans for an Italian villa style house, similar to what they owned in Beverly Hills a style characteristic of movie stars homes at that time. When Rogers saw the plans he is reported to have said to Betty: "Ma, you don't expect me to live in a house like that. I couldn't spit in that fireplace. You know that." To which she replied in a frustrated voice: "What do you want Will?"

The answer was a large rambling ranch house similar to one they had seen in Montana (Reese 1978). On April 12, architect Ken Reese completed architectural plans for the North Wing. The building permit, approved several weeks later described a two story addition containing 13 rooms, at a projected cost of \$11,000. Construction of the north wing conformed to Will's specifications for a large ranch house. In rejecting the Italian Villa, Will Rogers shed the neighborhood associated with Hollywood celebrities, and adopted a private life based on the things he valued most: family, horses, roping, polo, and the outdoors. The Beverly Hills house was sold by the end of the year.

At the ranch the Rogers' followed an informal lifestyle. The grounds were developed so that the family's private life remained protected from Will's escalating celebrity status and public popularity. Horses and family were the reason

Will had the Santa Monica Ranch. In his mind there was no separation between the two. Most daily activities occurred outside with the horses. Visitors to the ranch enjoyed its comfort and simplicity. Meals and parties were generally held outdoors in a central patio between the two wings of the house.

Will Rogers' love for horses became legendary, and the line between them and human family members at times blurred. The children had been taught to ride at the age of two and Will spent hours with them practicing trick riding, playing polo, and roping. This made the stable, referred to as "the barn" by Will and the family, equal to the house in importance. According to Will Rogers Jr. the "green and white painted barns were the center of activity . . ." (Will Rogers Jr., 1976). From 1928 until completion of the North Wing of the house in 1930, the stable was the largest building on the place.

In the mornings, Rogers exercised the horses on the polo field or in the surrounding hills until he left for the studio. Then, the minute he got home he would be on horse back again, "usually up in the corral roping or getting the children to go down to the polo field and play a few chuckers of polo" (Sandmeier n.d.). Jim "lived in the barn" and, up until she became a teenager, so did Mary. Jim Rogers claimed that all contact between him and his father "had to do with horses or cows or something of that nature" (J. Rogers 1976).

After the house and stables, the roping corral was the next most important feature of the ranch. Betty stated that ". . . Will liked calf roping best of all the things he did. He had worked at it in the early days and had practiced it and played at it the rest of his life. A lasso and a piggin string were tied to his saddle, and he always kept a bunch of little wild calves grazing over the hills and on the grass of Rustic Canyon" (B. Rogers 1941). The children were all active ropers, and cattlemen friends, including Ewing Halsell, Ed Vail, or western actor Big Boy Williams, would drop in and practice. After a few weeks of continuous roping, the calves became tame and would trot calmly up to the horses' feet instead of running in fright. Will then returned them to the stock yard and ordered another bunch of wild ones (B. Rogers 1941)



In Will Rogers own hand writing, the names of all his horses noted above and the Barn That Jokes Built below. *Will Rogers State Historic Park Collection*

Polo competed with roping as Will Rogers' favorite pass-time. He began playing in Amityville, New York in the summer of 1915, when Jim Middick, an old friend from his days in the Wild West shows, introduced him and Fred Stone to the game (J. Rogers n.d.; 1976). Jim Rogers recalled:

He was a real polo enthusiast and he played all the time up until the last couple of years . . . And then he kind of backed off and he spent more time roping. I Don't know which he liked better. . . it just sort of depended on how the mood hit. He kind of blew hot and cold from one to the other. He liked to rope better than he wanted to play and then he liked to play better than he wanted to rope and then he didn't know and he'd go back and forth (J. Rogers 1976).

Although well developed by the end of 1930, Will and Betty continued to build and change the ranch. Betty explained:

With his polo field, his stables, his roping corral, his horses and the bridle trails back in the hills, Will now had just about everything he wanted. But the work went on. Will kept adding a fence, a new corral, a new bridle trail; he cut out new roads; he changed this and that; and the digging, clearing, building, and pounding never slowed down while he was here. The

ranch was the joy of his life. Every tree and shrub on the place was planted under his direction. He used to drive home followed by a rickety truck driven by a Japanese and loaded with climbing roses, bougainvillea vines and pots of blooming flowers for the patio (B. Rogers 1941).

It wasn't just Will who constantly transformed the ranch. Jim Rogers recalled that he place "was under a continual period of change . . . every time Mother would go away Dad would change something and when he would go away, she would change something, and if somebody else didn't like anything, they changed it" (J. Rogers 1976). Many of the buildings on the ranch were vernacular styles apparently thrown up without very much forethought. On another occasion Jim stated that his parents "... instead of looking at the plans, they would build it and then look at it and, if they didn't like it, they would tear it down and build over" (J. Rogers n.d.).

In the summer of 1931 a gate house and garage were built near the entrance to ease the opening and closing of the big gate, and to further enhance security. In 1932, the roping arena was enlarged. The last flurry of remodeling and new construction to the ranch house took place in 1935. On February 6, a building permit was approved for a second story addition of three bedrooms to be built on the South Wing of the ranch house by architect Walter Moody, for \$4000.00. With this change, a furnace room was

installed so the South Wing of the house would be heated by a forced air system. Until that time, the fireplaces heated the house. Soon a permit was filed by builder George Pardee for a sunroom on the master bedroom of the second floor of the North Wing. On the same day, March 14, Pardee filed permits to build a three room cabin in Rustic Canyon and a three room caretakers dwelling on the site of the mule barn.

All of these improvements had been completed by June. Then in August, Will Rogers and Wiley Post were killed in the Alaskan plane crash. Jim, now married, moved back to the ranch with his wife to stay with his widowed mother. In 1938, a large fire burned the roping arena. Taxes on the property were high and without Will's income Betty found herself facing some financial difficulties to keep and maintain the ranch. When the house was opened for a public benefit to aid the war effort of the American Red Cross in 1942, the family realized the possibility of donating the ranch to the State of California as a historical park to preserve Will Rogers' legacy. On June 8, 1944 the Beverly Hills Bank and Trust, under instructions from Betty Blake Rogers, deeded the home and surrounding 186.5 acres to the State of California for the establishment of Will Rogers State Park. Mrs. Rogers died of cancer a few weeks later.

There was a poet with his lariat who had come out of the West and inserted himself in the middle of the play who was worth his weight in Gold to the management (Acton Davies, *Evening Sun* 1912).

Will was almost the only man I ever knew who went plumb to the top and yet never used the necks of his friends for the rungs of the ladder he climbed on (Irving Cobb).

It's a great ol world, no matter what all seems to be wrong with it, and that we get along a lot better smiling than crying. Anyway that's my story and I'm going to stick to it (Will Rogers).

He wanted to get out of town, he wanted to live out in the country. He wanted to be on a ranch This gave you the country, it gave you the feeling

of being out. You could just as well be a million miles from nowhere when you came out here – and yet it was convenient. It was close to where he had to work – what he had to do, what he wanted to do (J. Rogers, 1976)

(Its) not really a ranch, but we call it that. It sounds big and don't really do no harm (Will Rogers).

He wanted to get out of town, he wanted to live out in the country. He wanted to be on a ranch. . . . This gave you the country, it gave you the feeling of being out. You could be a million miles from nowhere when you came out here--and yet it was convenient. It was close to where he had to work-what he had to do, what he wanted to do (J. Rogers, 1976).

References

Numerous volumes have been written on Will Rogers, and several reports have documented the history of the Santa Monica Ranch. In addition, many oral interviews of individuals possessing personal knowledge of Will, his family and the history of the ranch have been conducted. This study has utilized these sources extensively and without their existence could not have been completed at its present level. Primary research conducted for this work consisted of examination and interpretation of numerous historic photographs, some of which are included and referenced in the text. Extensive references are available in the full report.



Will Rogers posing with friends and relatives on the polo field in early August 1935. This is the last known photograph of Will Rogers on the site before his death in Alaska.



An aerial of the Ranch in 1930 showing the fields, corrals, polo field, entrance road, stable and ranch house.

Historic Landscape Evaluation

Statement of Significance

Significance within a historical context is established in order to understand the most outstanding values of a historic resource. Definition of these cultural values is a necessary step in the evaluation of a property and guides decisions about integrity, establishment of boundaries, treatment, and interpretation. The criteria noted below are appropriate for evaluating the property in terms of both statewide and national importance. The evaluation of significance for this historic landscape is based on the National Register criteria for eligibility as a historic landscape district resource.

The ranch so passionately created by humorist Will Rogers holds multiple facets of significance and meaning, and those who enjoy Will's ranch today are only just beginning to recognize and understand its cultural values. The discussion that follows outlines three outstanding measures of significance associated with this historic property. The historic landscape of Will Rogers Santa Monica Ranch meets Criteria A, B, and C as defined in the National Register criteria for eligibility.

Criterion A. The site is associated with events that illustrate a significant pattern in the evolution of the contemporary American lifestyle.

Criterion B. Association with the lives of persons significant in our past.

Criterion C. Expresses exceptional qualities of site design, use of materials, and workmanship.

Criterion A: Conveys a significant pattern in the evolution of the contemporary American lifestyle.

There are strong connections between Will's life experiences, the evolution of the American ranch, and the unique historical threads that come together in the development of this property. Born to an Indian Territory ranching family of frontier Oklahoma, Rogers developed many of the roping and riding skills needed for the range life of an American cowboy. Although it was a lifestyle he pursued with some intention, it was a lifestyle and culture already on the decline. Will's trail took him from continent to continent and led him from cattle ranch to Wild West show to New York stage. It eventually settled him in the American west, Hollywood style, but still riding and roping with passion.

Tracing the lineage of the American Ranch through just two generations of the Rogers family, starting with Will's father Clem, one finds a responsive pattern of movement and change. There is not only advancement to open spaces just beyond the edge of settlement, but a progressive transformation of the ranch itself. In Will's life the ranch changes from a working landscape that was fast becoming anachronistic, prompting a change by his father from cattle to crop agriculture, to an equestrian ranch created purposely for the outdoor lifestyle it affords, its health benefits and for the sheer enjoyment of it. The environment of Roger's Santa Monica ranch was created deliberately and incrementally in response to evolving personal needs and desires and by interaction with the existing environment. It was influenced as well by a ready supply of new ideas, for Will and

Betty loved to travel around visiting other ranches. Years later, son Jimmy would say that his father's passion for ranches bordered on addiction.

For Will Rogers the concept of indoor/outdoor living and a supportive relationship between the two becomes a matter of personal choice and commitment. He makes decision after decision to strengthen this relationship as he creates this ranch; borrowing freely from ranch and rancho heritage, as well as anywhere else he finds a good idea. Outdoor activity areas are created for enjoyment not just necessity — places for roping, trick riding, and playing polo. There is an integration of indoor and outdoor spaces. Not only are large “picture” windows placed to bring expansive views of the outside into the ranch house, but also outdoor areas are choreographed to certain effects in order to enhance these vistas. Vines are draped, trees are placed, and features are sited such that connections are visually made from indoor vantage points. Nearly every interior space is provided at least one doorway to the outdoors. There are transition spaces — porch, patio, enclosed utility yards, lath structures, and balconies — that function between worlds like outdoor rooms. The porch melds into patio and becomes heart and hearth, a place where friends and family gather for relaxed conversation and dining.

The family's lifestyle and the ranch landscape evolved together, and this place is an important link (as at the National Register listed Adamson House in Malibu Lagoon State Beach) in the evolution of California's indoor/outdoor family lifestyle. It was a lifestyle also influenced by the culture and affluence of Hollywood and profiled to the public in photo sessions and popular magazine features. Its relationship to the later popularization (1940s, 1950s) of the ranch house and its typical outdoor-room environments has not yet been studied.* However, many characteristic features of this movement can be identified here, such as the requisite picture window, an open and casual style of family room, and outdoor patio areas geared for social family activities like barbecues.

Will's “hobby ranch,” as he sometimes called it, was developed in contrast to many of the popular

residential estate styles of that time (1920s, 1930s). In affluent residential areas of Southern California there was a preference for more formal, stylized designs that often emulated continental or colonial Europe, particularly those with Mediterranean influences. True to his idiosyncratic, homespun character, Will worked out his own finely wrought line between high-profile status and down-home humility. It was a balance carefully worked out, as well, in the making of this ranch.

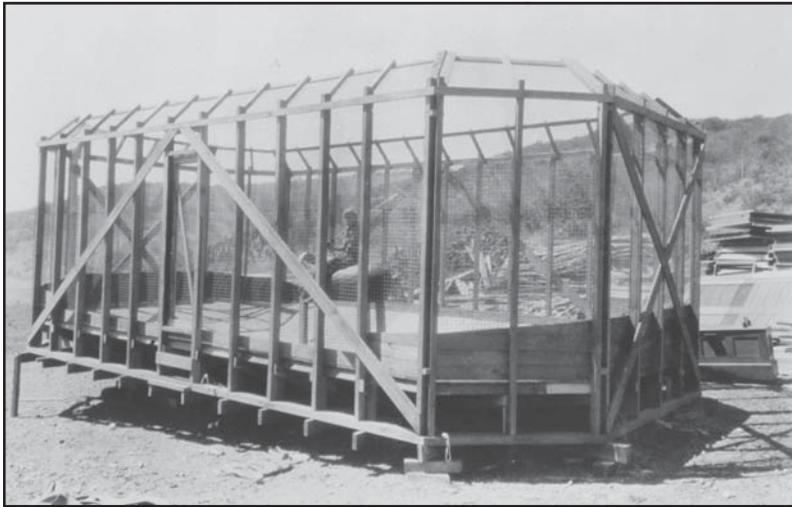
*Cliff May, Thomas Church, and Sunset Magazine were instrumental in this popularization of lifestyle. It is interesting to note that Cliff May moved to adjacent property in Sullivan Canyon in 1935 just after Will's death and supposedly maintained a friendship with Jimmy Rogers.

Criterion B: Association with the lives of persons significant in our past.

Will Rogers was probably America's most popular celebrity in the early 1930s and commanded a level of respect and admiration that crossed many social, political, and geographic boundaries. His integrity of character, force of personality, and exceptional wit and intelligence found expression in many forms — newspaper, magazines, books, radio, and film. Will was one of the first truly international, media super stars, and much has been written on his active and prolific public life.

The Santa Monica Ranch, on the other hand, represents a less explored aspect of Will Rogers: his private life and personality. The purpose of the ranch was to provide a place for the Rogers family that was away from crowded urban places, isolated from Will's frantic public schedule, and centered on the things he valued and enjoyed most — family, horses, roping, and polo. It gave them open space and breathing room, but still allowed for ready access to airport and studio.

In addition to honing its focus on family life and outdoor living, Will Rogers personally directed every aspect of the ranch's development — from site design; to the design, construction, and continual modification of individual structures



The polo cage has just been completed in Bone Canyon next to the roping Arena. Mary Rogers is the person in the cage giving it a tryout. This structure was later moved by Will Rogers to behind the barn around 1933. In 1980 a replica was built by State Parks and put back to Bone Canyon. *Will Rogers State Park Collection*

and features; down to the detailed planting of trees, vines, and shrubs. The original ranch character expresses, in no small way, the character of the man.

Over the years Will Rogers created a beloved persona, one uniquely skilled at weaving together the disparate threads of American life. The development of the Santa Monica ranch spans Will's middle-age life—from about 46 to 56 years of age—often a time when one's personal dreams and needs are reconciled. With the means to create a home that reflected his personal values, needs, and preferences, Rogers created a home base dedicated to outdoor living. It is a wonderful fusion of Will's past, his present, and his eye ever on the future.

Criterion C: Expresses exceptional qualities of site design, use of materials, and workmanship.

The outdoor life, the ranch lifestyle, was fundamental to Will Rogers. It shaped him as a boy, as a young man, and no matter how far away he lived and traveled—New York, Europe, Long Island, Beverly Hills—it pulls on him. Will “collects” ranches by visiting them wherever he goes. The family ultimately moved from their Beverly Hills home to land purchased in the nearby Santa Monica Mountains. They move to a place just beyond the edge of settlement, beyond a proper road, where they create a ranch that embraces those open spaces and gives them a home base dedicated to outdoor living. Will's “pleasure” ranch still manages to express a measure of that earlier frontier spirit—the

making do, making it up as you go—with a strong preference for the vernacular, rather than the more formal design styles so fashionable at the time.

In fact, the ranch exhibits many notable qualities of a rural, vernacular landscape. This is true despite the fact that it was created by a prominent person able to hire professional designers and despite certain impressive structures and features, like a long, winding drive approach, an expansive lawn area, polo field, and magnificent stable. Good vernacular markers are its prevailing functionality, wonderful hand-craftsmanship, and extensive use of unpretentious materials. Also, it is unquestionably idiosyncratic, responding in unique ways to site and character. From the wide range of rockwork, to the siting and perpetual modification of features, to the recycling of materials—this place, like the man, was always evolving and transforming. There was never a single, fixed design plan.

Son Jimmy once remarked, “This whole place was built, like everything else, instead of looking at the plans, they would build it and then look at it and, if they didn't like it, they would tear it down and build it over.” And referring to one of the barns, Jim said, “He just built that out of scrap lumber like everything else up there.”

With mules, plows, fresnos, and wagons, the ranch was laboriously carved from a series of mountain canyons, terraces, and mesas rising but a short distance from the Pacific Ocean.

Jimmy Rogers claims that a hundred to hundred-and-fifty mules were used just to grade the polo field. Site design and engineering were often the collaboration of Will and his brother-in-law Lee Adamson, a former railroad engineer. A long and sinuous entry road winds up from Rustic Canyon, wraps around one end of the polo field and approaches the ranch house across an expanse of lawn and field. Structures and features were thoughtfully, aesthetically sited with much consideration given to viewsheds, circulation, and site functions. An extensive system of rock-lined ditches and retaining walls threads the steep slopes.

In fact, one of the ranch's most remarkable features is its beautifully crafted rockwork, much of it quarried on site. Local sandstone and bluestone pavers were used for many of the steps, walls, and stone ditches, and sweeping walls of riverine cobble were built along the facing of slopes around the stable. The first of many fireplaces was built from stones gathered from the hills of the ranch. Later fireplaces and retaining walls were made of dressed Calabassus stone. The porches and patios are paved with bouquet canyon flagstone arranged in a subtle three-shaded color pattern. The massive retaining wall off of the utility court behind the main ranch house is covered with large segments of broken concrete and studded with cobble.

Although Will did use experienced labor, contractors, consultants, and design professionals, their various influences never became the site's determining force. It is rather the highly unusual mix of vision, thoughtfulness, practicality, and respect for materials and craftsmanship, along with considerable trial-and-error ingenuity, that created such a place. It is also what makes the disparate elements found here into a whole, reflecting Will's highly developed sense of inner balance between privilege and humility. These are the significant, but somewhat intangible, aspects of Will Roger's ranch that help to create such a fine sense of place. This property, now a public park, continues charm and offer the peace of open spaces to those who visit today.

Period of Significance

The following hierarchy of historical time periods was developed to organize the site's history. A map of each historical period follows this section.

Family Period I:

Initial Design/Construction 1925-1926

Weekend Retreat 1927-1929

Family Period II:

Evolves as Primary Residence 1930

Active Family Years with

Miscellaneous Additions 1931-1935

Family Period III:

Period Following Will's Death

1935-1944

Institutional Period I:

Initial Park Development 1944-1955

Low-Impact Beautification 1955-1964

Institutional Period II:

Park Expansion 1965-1975

Institutional Period III:

Stasis 1975-1988

Inventory/Evaluation/Planning

1988-1993

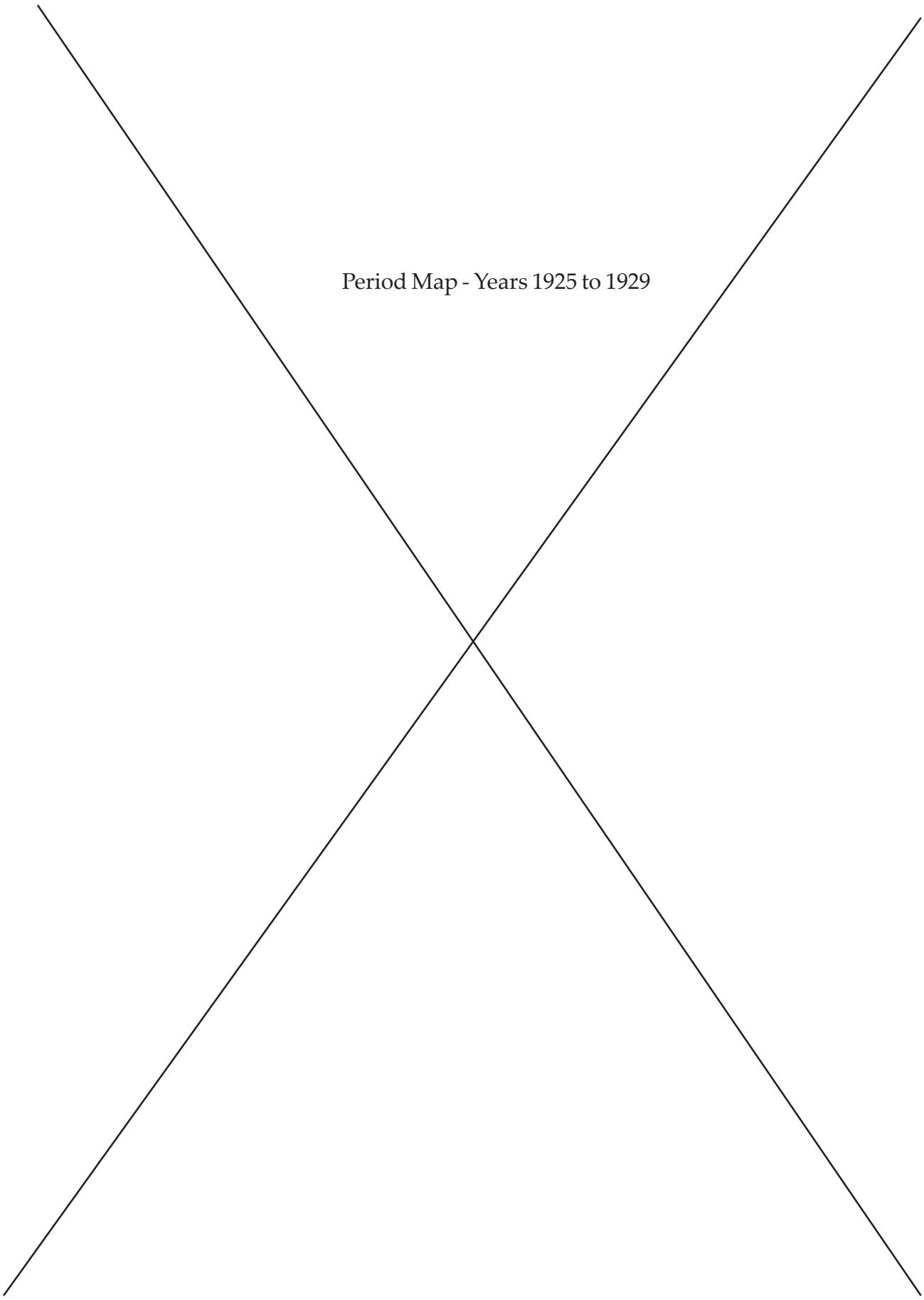
Post General Plan/Restoration

1994-2001

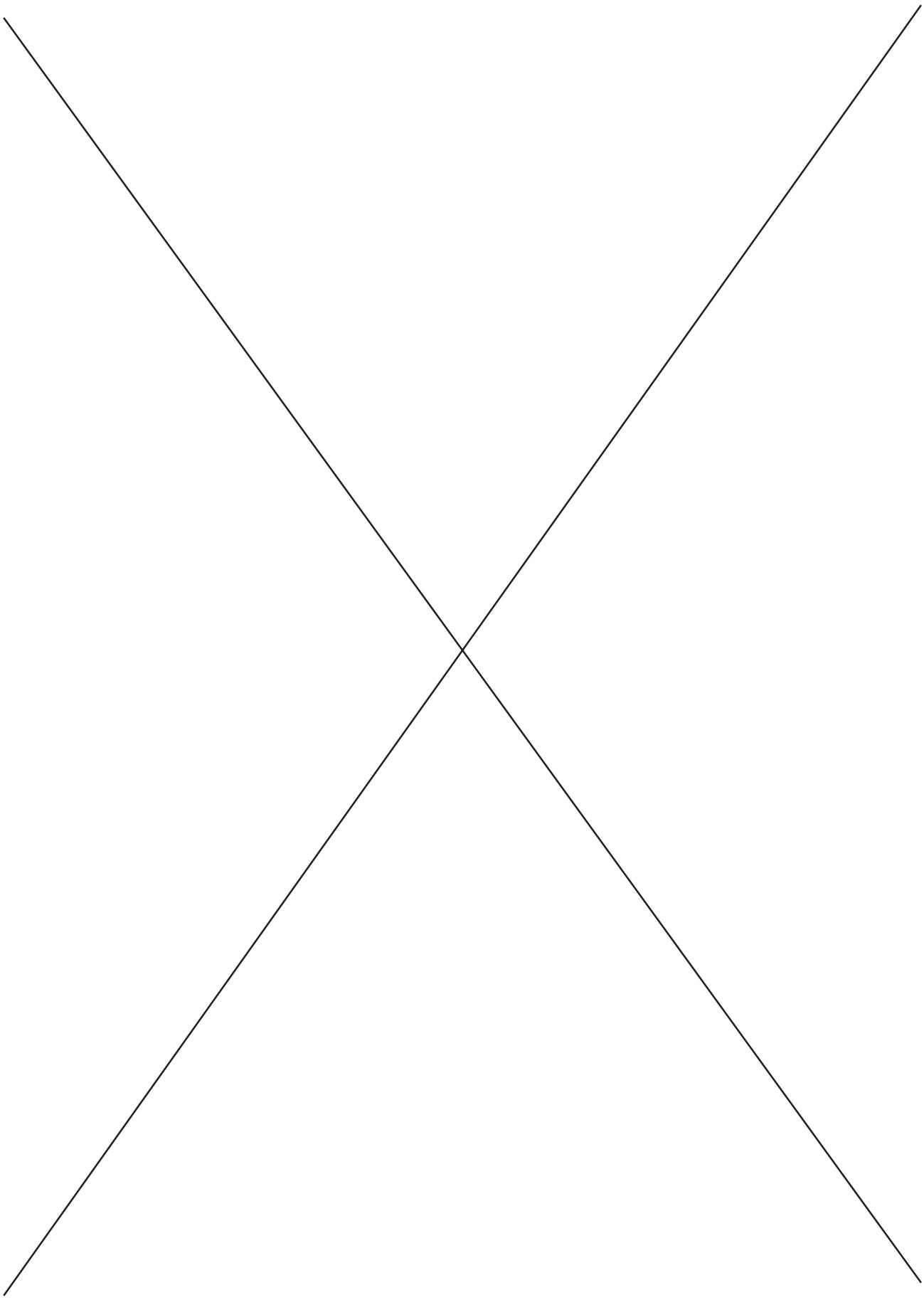
The "family periods" were determined to be the most historically significant, with Family Period II, years 1930-1935, of great importance in terms of understanding Will's intentions and the family's primary period of residency. For purposes of evaluation, treatment, and management, the historic ranch landscape will reflect the culmination of development in place before Will's death in 1935.

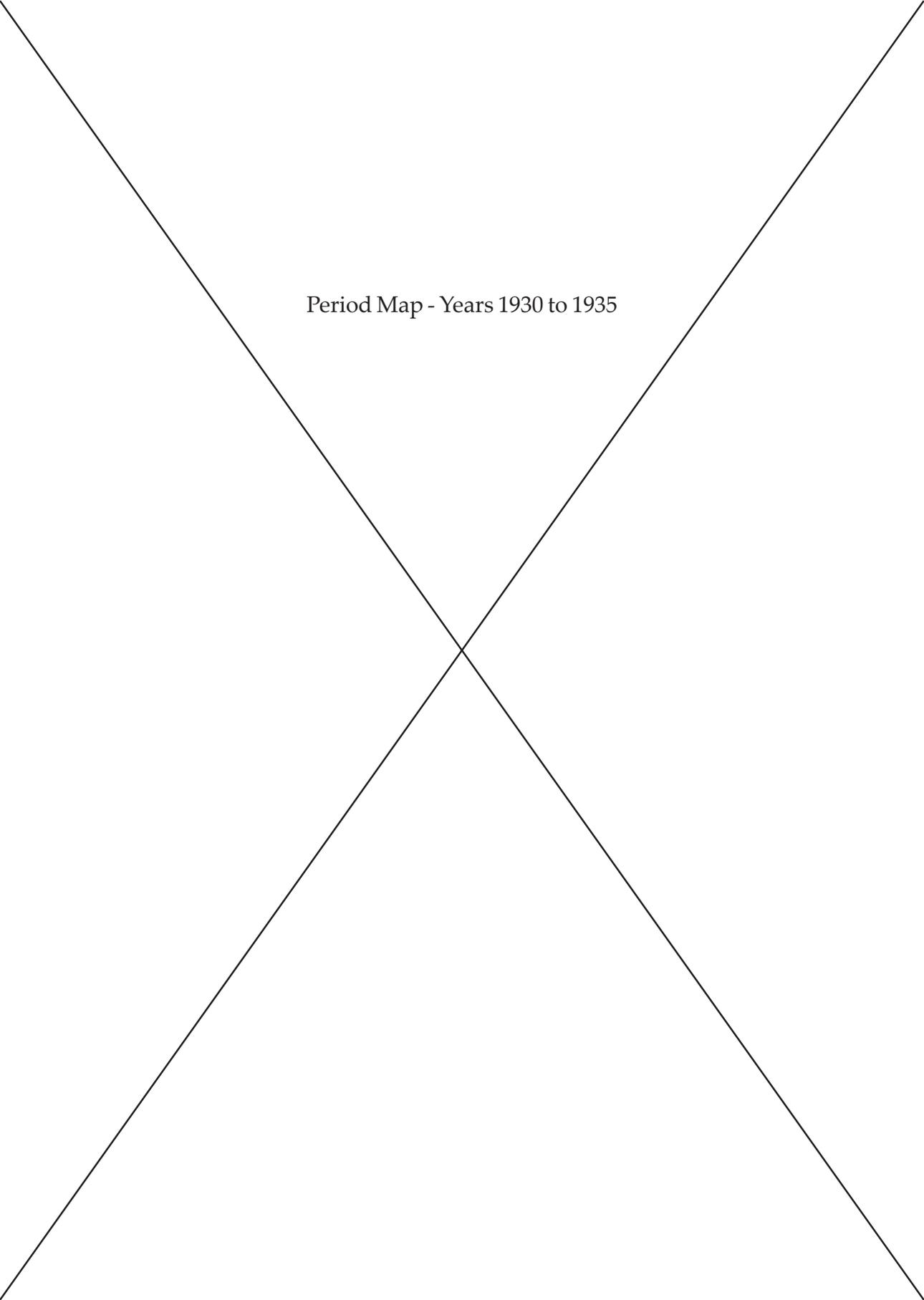
The General Plan states the following directives:

- The primary historical period shall reflect the years 1927 to 1935.
- The park's cultivated landscape shall be restored to a condition that closely approximates its appearance during the Rogers era (1927-1935).
- Where feasible, the department will restore all historic structures and features from the primary historic period to appear as they did in 1935, which reflects the latest remodeling.

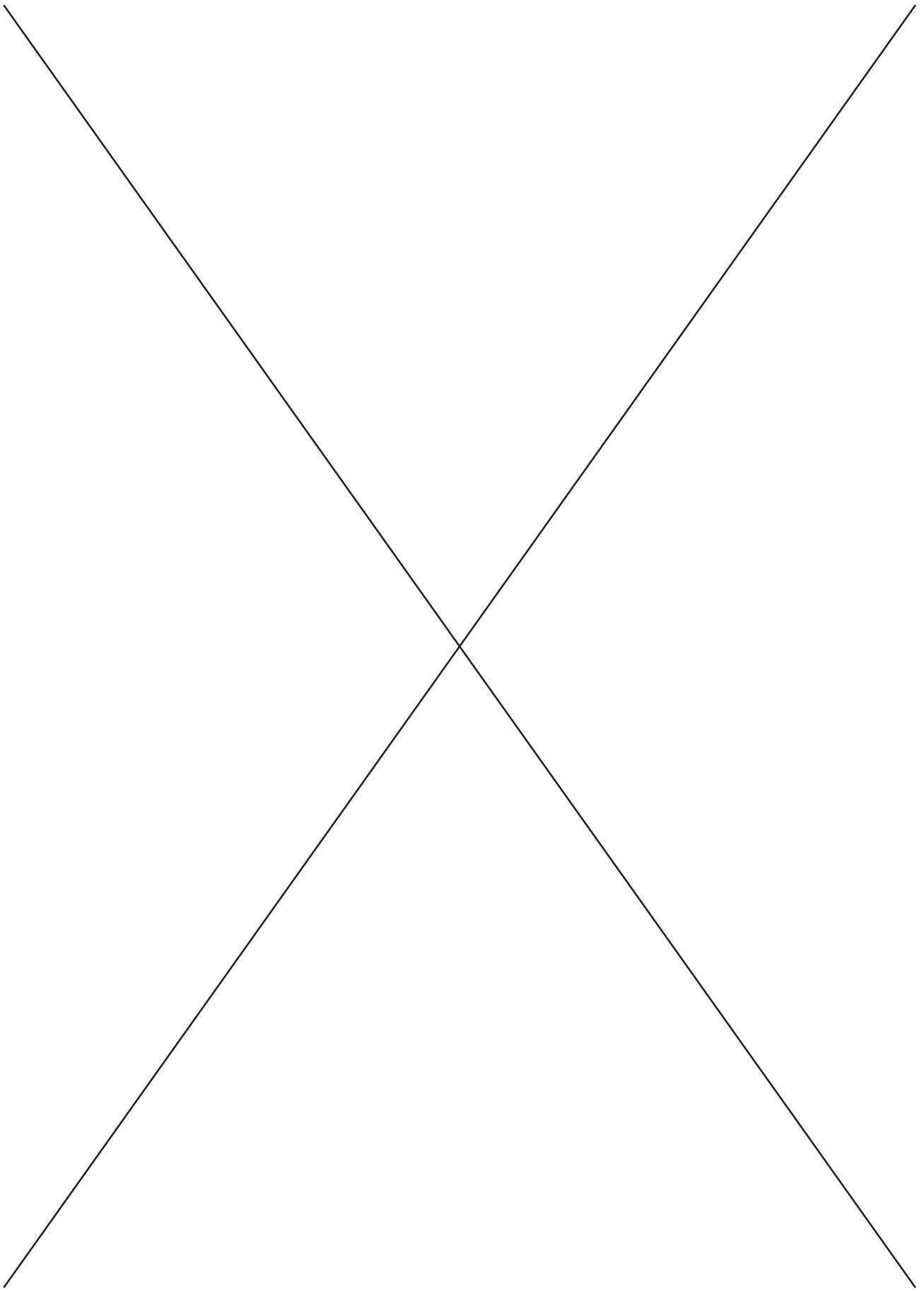


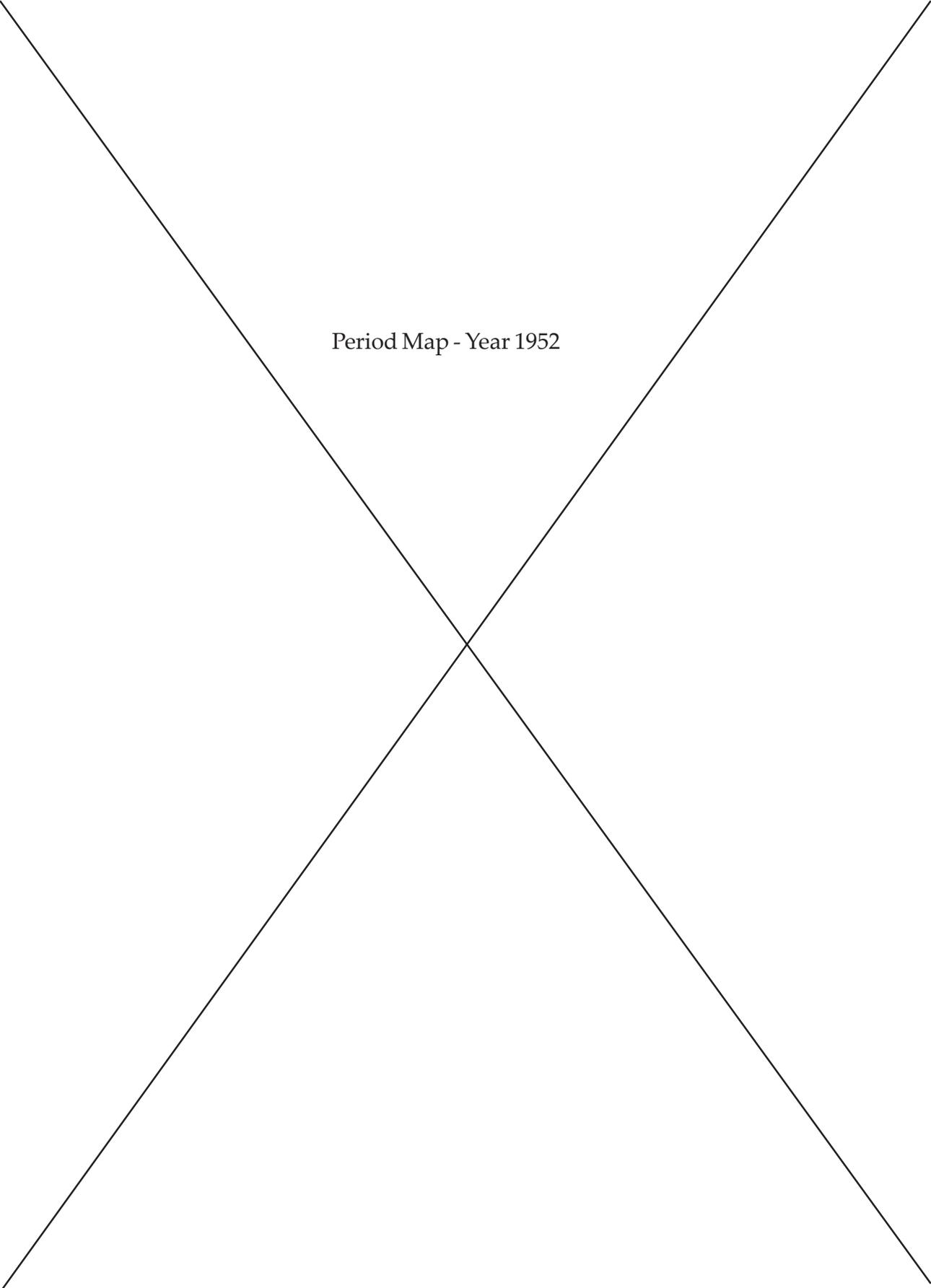
Period Map - Years 1925 to 1929



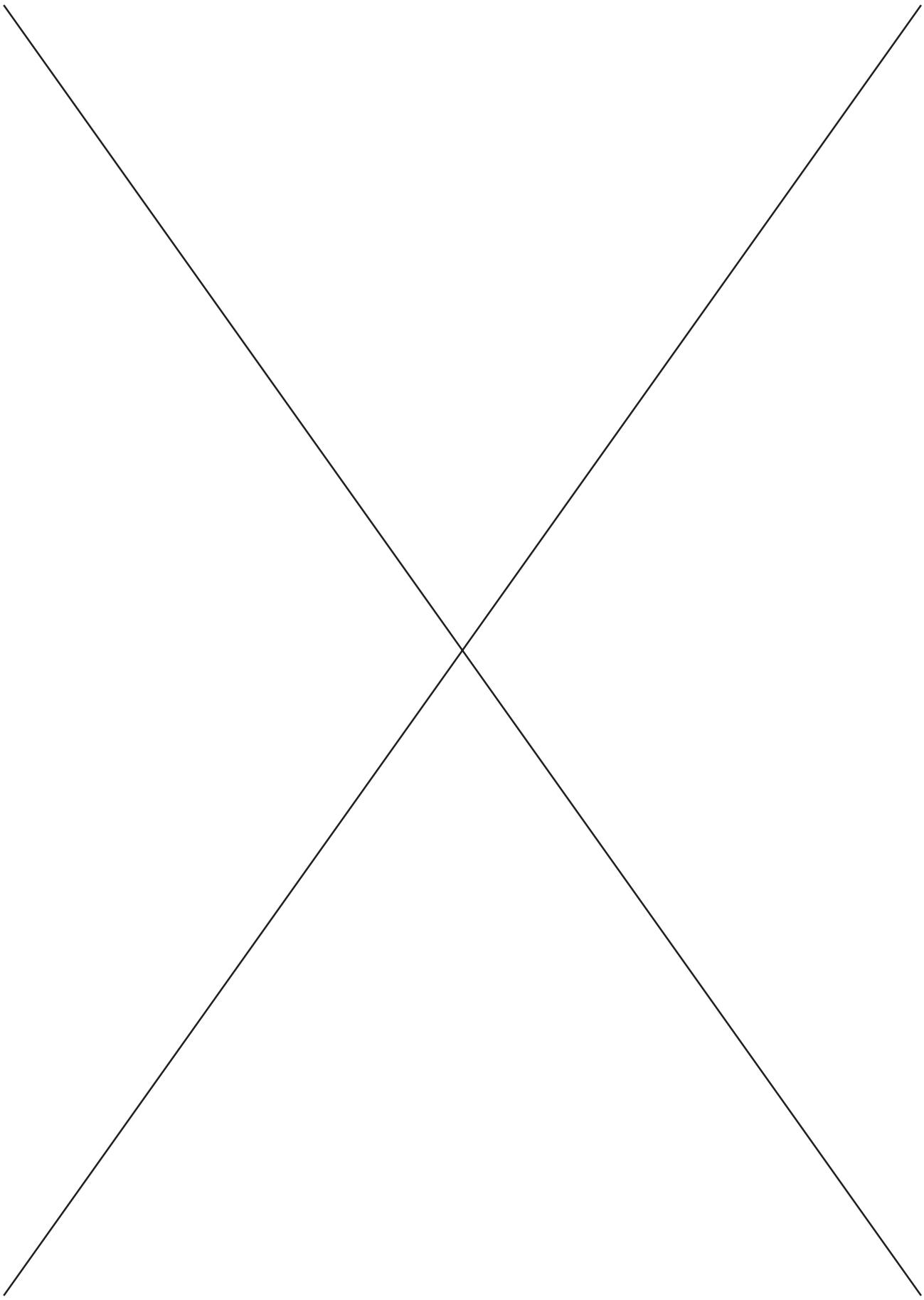


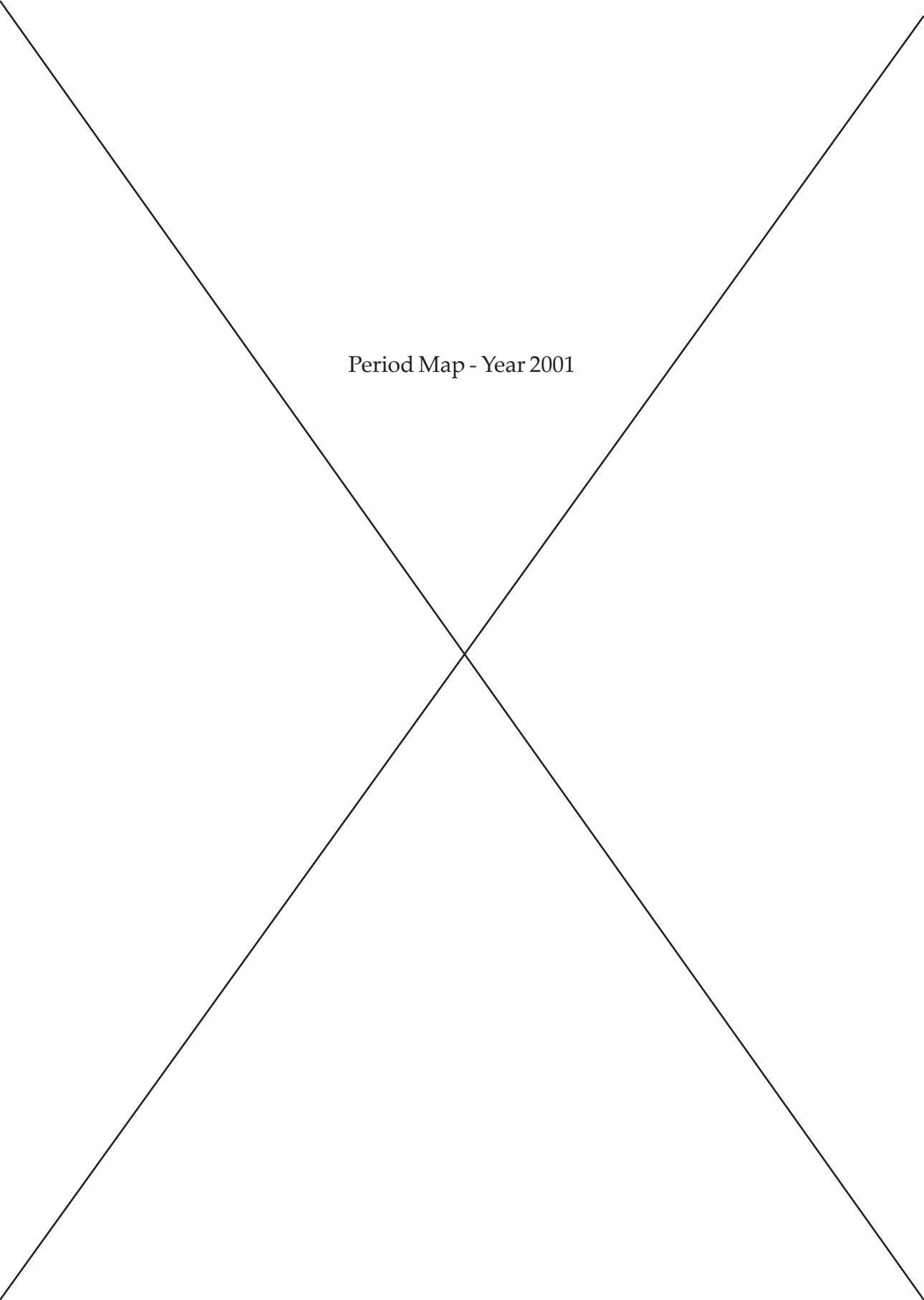
Period Map - Years 1930 to 1935



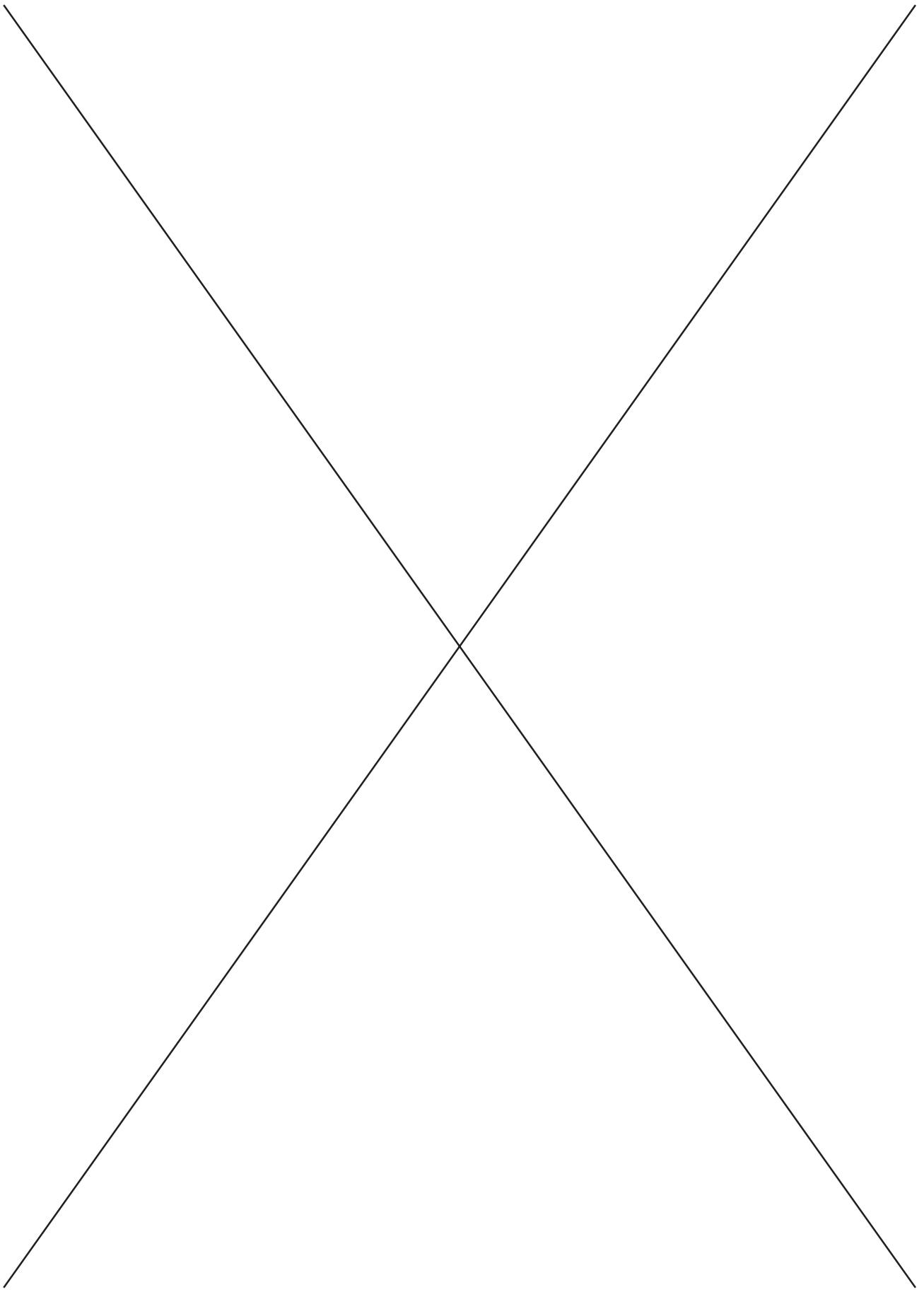


Period Map - Year 1952





Period Map - Year 2001



Will Rogers wrote notes to his workers describing what he wanted done even when he was out of town. *Will Rogers State Historic Park Collection*

Landscape Condition and Integrity

A property's historic integrity is based on whether or not it still authentically conveys its significant values and whether the characteristic qualities, components, and relationships that support these values remain intact. The landscape as it existed during its historic period (especially the Period of Significance) becomes the measurement standard by which current property conditions are assessed. All changes made since the period of significance must be reviewed and evaluated in terms of how they affect historic integrity. Structures, site features, and modifications not present during the historic period generally disrupt the site's historic patterns of organization and alter relationships between elements.

National Register technical bulletins recommend that a professional assessment of historic integrity be made in order to judge "whether a property today reflects the spatial organization, physical components, and historic associations that it attained during the periods of significance." There are seven "qualities of integrity" identified for consideration: location, design, setting, materials, workmanship, feeling, and association. These guidelines also recommend that changes and threats to integrity be identified, that "contributing" and

"noncontributing" factors be classified, and that a property's overall integrity be assessed.

Summary

Will Rogers created his ranch over a ten-year period. State Parks created this park unit over a fifty-year period. Landscapes, in subtle and not so subtle ways, record human activity, so the landscape record has a tendency to shift over time to reflect its new uses and values. Today, the property feels considerably less like a ranch, less like a home, and more like the park institution that it is. It is, in fact, used primarily as a recreational park and urban sanctuary—oddly enough for the some of the same reasons Will came here. Many park visitors say they come here for the special qualities of the place—especially its peacefulness and beauty.

There are contemporary site features and trends of use within the park that disrupt the property's historic integrity. The change in land use from private residence to public park represents a profound change for any property. Here at Will's ranch, incremental physical changes have accumulated over many years to accommodate new functions, needs, and site uses. Such requirements provoked modifications to original facilities/features and brought about the addition of many new ones.

Generally, these fall into several primary categories:

- Visitor serving features/facilities for the general public, which includes parking lots, restrooms, benches, picnic tables and grills, drinking fountains, various interpretive and directional signage, visitor's interpretive centers, non-historic steps, ramps, railings, fences, pathways, and trails.
- Equestrian facilities/features that serve a specific clientele (contracted boarders, polo association members and guests, trainers, grooms, riding instructors, lease/concessionaire staff, as well as an unknown number of local and public-use riders). These include parking; practice, exercise, training, and show areas; trails; pipe corrals; storage structures; signage; hay barn; call booth; wash racks, tie bars, and appurtenances for feed and waste removal.
- Park administrative facilities/features serving both unit and sector needs, (also volunteer/docent staff). These include a variety of offices; lunch and meeting rooms; public contact areas; staff restrooms; storage and parking for vehicles, supplies, and equipment; private residential structures, parking, and outdoor living areas.
- Park maintenance facilities/features serving unit, sector, and some park district needs (also certain lease/concessionaire needs). These include parking for personal/work vehicles, trucks, tractors, mowers, and other large equipment; workshop areas for painting, carpentry, and mechanical work; materials storage areas for lumber, plumbing, hardware, housekeeping supplies, gardening supplies, hazmat items, and tools; vehicle wash station; gas pumps; restroom, lunch area, and other meeting/work areas.

There is considerable need for areas to store, treat, and display collections and archival materials. Exterior collections are currently housed in several locations around the site and at least one off-site location as well. Interior collections and archival materials, including much that is pertinent to the ranch landscape

are housed primarily in rooms of the main ranch house.

The property's condition and integrity are also inevitably affected by aging processes, which tend to progress at different rates for different materials and varying levels of use. As the property ages, maintenance and repair requirements increase substantially. Some alterations, repairs, and general maintenance procedures introduced new materials and workmanship or made significant changes to existing facilities/features. They are discussed in more detail under specific management areas, but the following list includes some general categories:

Rockwork—destruction from tree roots, misc. removals and additions, various repairs and reconstructions; buried and paved over sections

Roadwork—changes in alignment, grade, widths, surface materials

Trees— stress, damage, and attrition from pests, changes in grade over trunks/root zones, excavations through root system;

Other Plantings— removal of historic materials, nonhistoric replacements and additions, loss of vine structure from pruning techniques

Structures— not entirely known at this time; hay barn has been extensively repaired and modified and needs long-term stabilization; information still needed on main stable, foreman's house, guest house/garage, lath house, carpenter and blacksmith shop; requires architectural reports. Initial conditions assessments have since been completed for these structures.

Evaluation of Location, Setting, and Site Design

The following section specifically notes the influence of geographic factors and describes the physical environment within and surrounding the property, both historically and currently.

Historic Landscape: The ranch was established in the nearby Santa Monica Mountains, and its location was important for a number of reasons. It was accessible, but just so, in terms of rough roads and travel distance. Still, it was far enough away from the public clamor of life in the city for a measure of privacy and some soulful peace and quiet. This rugged coastal site provided a natural, still rustic setting of chaparral and scrub covered slopes, oak and sycamore threaded canyons, dusty mesas, and many miles of open space for trail riding. In the 20s and 30s, many of Will's nearby neighbors were pursuing compatible rural or recreational activities and busily establishing ranches, fields, orchards, rural homes and sporting clubs.

Will began actively accruing land for his ranch in 1923 and continued to add acreage until 1934 when the Rogers owned a total of 346 acres, including large portions of Rustic Canyon. Will obviously thought much about how to maximize the site's potential and often left or sent detailed instructions when away on his travels. Over about a ten year period, Will's vision of a ranch, combined his dream with the open land. In time, a cohesive ranch took shape on mountainside under the auspices of Inspiration Point.

Trails worked their way up to Inspiration Point for the dramatic view out over the bay and the cities below. Below this point, small finger canyons variously called Heart, Mitt, and Bone Canyons converge onto a level palm of land where the stables and riding arena were set. The land continues to drop gently across a long expanse of lawn flanked by steep hillsides and then spreads out over the massive polo field, which is turned to fit at right angles like the arms of a great cross. Beyond the polo field it eases onto the mesa at Sarah's Point and breaks once again into a complex of small canyons before dropping precipitously down to Rustic Canyon and following the creek.

The ranch is basically a series of open spaces set along a strong axis flowing down the mountain. A sinuous entrance road snakes its way back up canyon walls and turns in its final approach to the ranch house. Columns of eucalyptus trunks and the graceful, weeping forms of California

peppers give way to the dramatic opening across the great axis. The driveway cuts straight away to the house, with the lawn on one side and the polo field on the other. Will sited each building in careful relationship to the open spaces and outlined everything with spare white fences and the skinny lines of eucalyptus, including the pastures edges of Mitt and Heart Canyons. Both the ranch house and stable perch on slight rises with views out and beyond to the Pacific. Groves of Italian Cypress were strategically planted on the flanks of certain hillsides, as slope cover and backdrop.

Current: The 186.5 acres left of the original ranch holding are fortunately located adjacent to the natural open space areas of Topanga State Park, so important open space qualities are protected. Along other boundaries there is generally adequate buffering from adjacent development and some opportune visual screening provided by mature eucalyptus trees and other vegetation. Today, however, most of the surrounding land uses are urban/suburban residential.

Many original relationships between structures and facilities are fundamentally intact, although much compromised by decades of incremental, but cumulative changes. Ultimately, these changes alter the experience of place. They noticeably change one's orientation to the location and setting. They also affect the qualities of "feeling" and "association" — important intangible qualities evoked by the past. These include a property's historic character and sense of place, as well as its continued ability to reflect a relationship to the people and events that shaped it. Still, there are some remarkable aspects of integrity remaining, and with implementation of the historic landscape management plan much of the ranch's landscape integrity can be recovered.

Site changes include the introduction of park amenities, contemporary facilities and structures, maintenance facilities, vehicular circulation and park administrative functions. Many changes reflect standard, traditional park-building procedures that were acceptable practices in the past when landscapes were not afforded the same level of protection as other historic resources. Most noticeable are the changes to

circulation patterns and those facilities put in place to accommodate large numbers of visitors, park administrative functions, and equestrian patrons. For example, a large public parking lot is sited dead center to the dramatic sweep of land coming down from Inspiration Point

The most substantial site modifications/alterations are summarized as follows:

1. Entrance Drive and Circulation. The carefully choreographed sense of anticipation and arrival created by the historic entrance drive is an experience now lost to most visitors. Original ranch roads have been much changed over the years in terms of character, materials, alignment, and gradient. Non-historic roads and trails have been added to the site.
2. Parking Areas. A large paved parking lot located in the heart of the ranch disrupts important site lines, views, and integral relationships between historic features.
3. Sarah's Point. Historic aerial photos show Sarah's rectangular pasture clearly outlined with fencing. There were also chutes and pens serving the polo field and additional finger canyons cutting into the mesa. Modern alterations include the construction of a large practice polo arena, show ring, the installation of a metal hay barn, pipe corrals, and various other small structures and features, and topographic changes from the filling of canyons.
4. Bone Canyon Facilities. Extensive development in Bone Canyon occurred during the Institutional or park expansion periods, primarily to accommodate boarding facilities for privately owned horses. Although this area lies outside of the designated historic zone, the complex of pipe corrals and other features is incompatible in layout and character with the rest of the ranch and highly visible from trails. It also creates traffic streams through the historic ranch.
5. Ranch Barn/Workshop Area. Although this area lies within the primary historic zone it

is entirely dedicated to sector maintenance uses. Historic photos show that substantial alterations to the surrounding landscape have taken place, in terms of parking, paving, tree layout, and other details. Photo documentation (circa 1932) also shows additional structures, which have been removed. The area is highly visible from the main stable and other historic areas, and the variety of maintenance vehicles, materials, storage structures, gas pumps, and other features compromise the historic setting.

6. Main Stable/Riding Arena. Roadways in this area have changed in elevation, according to photos and topographic surveys. The riding arena has also, disappearing a long expanse of cobble wall. The turf and track layout of the original arena, which was used for trick riding, has been changed to a sand/dg footing more suitable for other types of riding. A map of each historical period follows this section. Use of this facility, and most of the stable, has been over the years reserved for boarders or for riding lessons.
7. Vegetation. Historic patterns of vegetation have changed. Trees have matured into large specimens. Many have been removed, disrupting historic tree lines. Some tree groves have disappeared and others have come into being. The ornamental plantings around the ranch house, garage, and stable have been substantially changed.
8. Viewsheds. The ranch entrance road has been rerouted to a new and safer entrance that arrives at a parking lot behind the house and tennis court. Initial impressions of the ranch now include numerous non-historic structures, a series of parking lots, and views to the back of important historic buildings. In fact, one's very first impression upon approaching the ranch is much like arriving at a high schools sports complex marked with chain link fencing and field signs.

Other views important to Will and his family include the view from his study to the stable and the view through the "Ziegfeld" window, both considerably altered by plant material. The view from the porch and lawn across the polo field to

Sarah's point and pasture is now cluttered with numerous non-historic features: signage, trash receptacles, bollards, park benches, portable restrooms, equestrian/polo equipment and facilities. The view from the main stable to the ocean is blocked by vegetation, and the view to the hay barn area cluttered with maintenance paraphernalia

Boundaries

Property Boundaries

There are 186.5 acres left of the original ranch holding of 346 acres. Land transactions were not studied at this time.

Primary Historic Zone

The primary historic zone was defined by the general plan, which states the following:

The purpose of defining a primary historic zone is to protect the integrity of the significant historic resources and to restrict incompatible facilities in the area.

The primary historic zone for Will Rogers State Historic Park includes ten feet outside the edge of the nucleus of the ranch facilities, as described below. The majority of the ranch activities, structures, and features are located within these boundaries. It is an area within which complete restoration and protection of historic resources shall be sought, and where inappropriate activities and facilities shall be prohibited.

The primary historic zone begins at a point behind the ranch house, including the laundry room and vaults, continuing southerly behind the tennis court and guest house to the west side of the polo field. The zone continues along the south side of the polo field and back along the polo field on its east side. The zone includes the old, original entrance and exit road to the ranch, as well as the gate house. From the top of the old road, the primary historic zone continues northerly on the outside edge of the road to the stables, and includes the foreman's cottage, the blacksmith/carpenter shop, the hay barn, and the roping arena. Then, to the westerly direction, the primary historic zone includes the areas known as Heart Canyon Corral and Mitt Canyon Corral, and continues southward along

the trail to Inspiration Point, until it meets at its point of origin.

Note, however, that from a landscape perspective, important integral parts of the historic ranch lie outside of this designated zone. These include Sarah's Point (including Sarah's Pasture), Bone Canyon Pasture, and Will's system of trails into the back country. Protection of cultural landscape features should not be, nor can be legally, avoided beyond this boundary. Rather, conservation should be integrated with proposed uses as much as possible.

Management Areas

Management areas organize the property geographically for the sole purpose of developing and presenting specific aspects of this plan. They are the ranch landscape's equivalent of rooms in a house and helpful as management and communication tools, but have no other land use meaning.

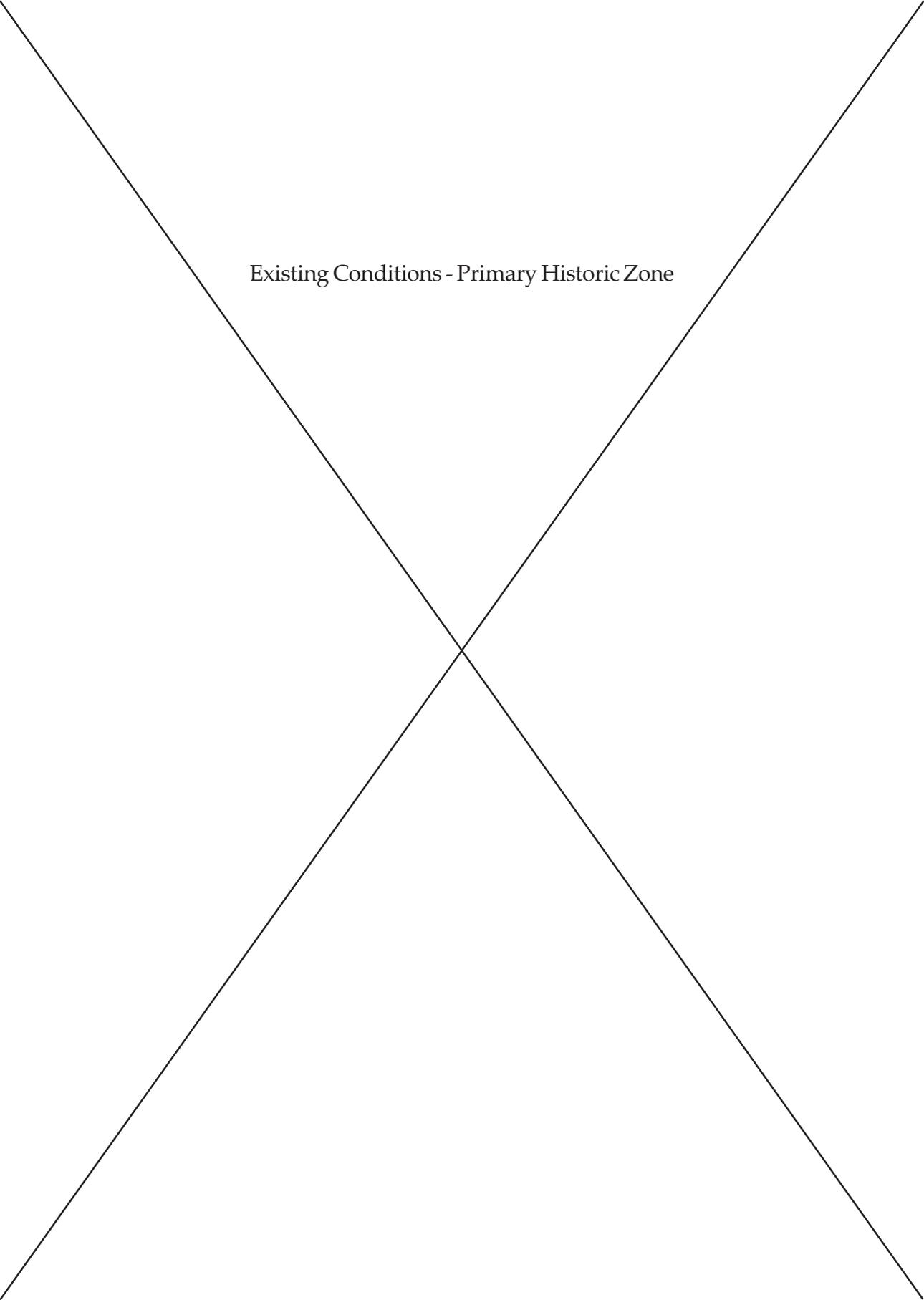
- Ranch House Area (including Guest House and Garage, entry drive, front lawn, porch and patio areas, back slope, utility areas)
- Stable Area (including Riding Arena)
- Ranch Working Area/ Roping Corral
- Polo Field
- Sarah's Point (including one of four historic golf greens)
- Upper Pastures: Heart and Mitt Canyon Pastures/Bone Canyon
- Park Administrative Areas(including Park Entrance/ Proposed Visitor Center/ Maintenance Area)
- Historic Entrance and Gate House
- Natural Slope Areas
- Cherimoya Grove

Notes:

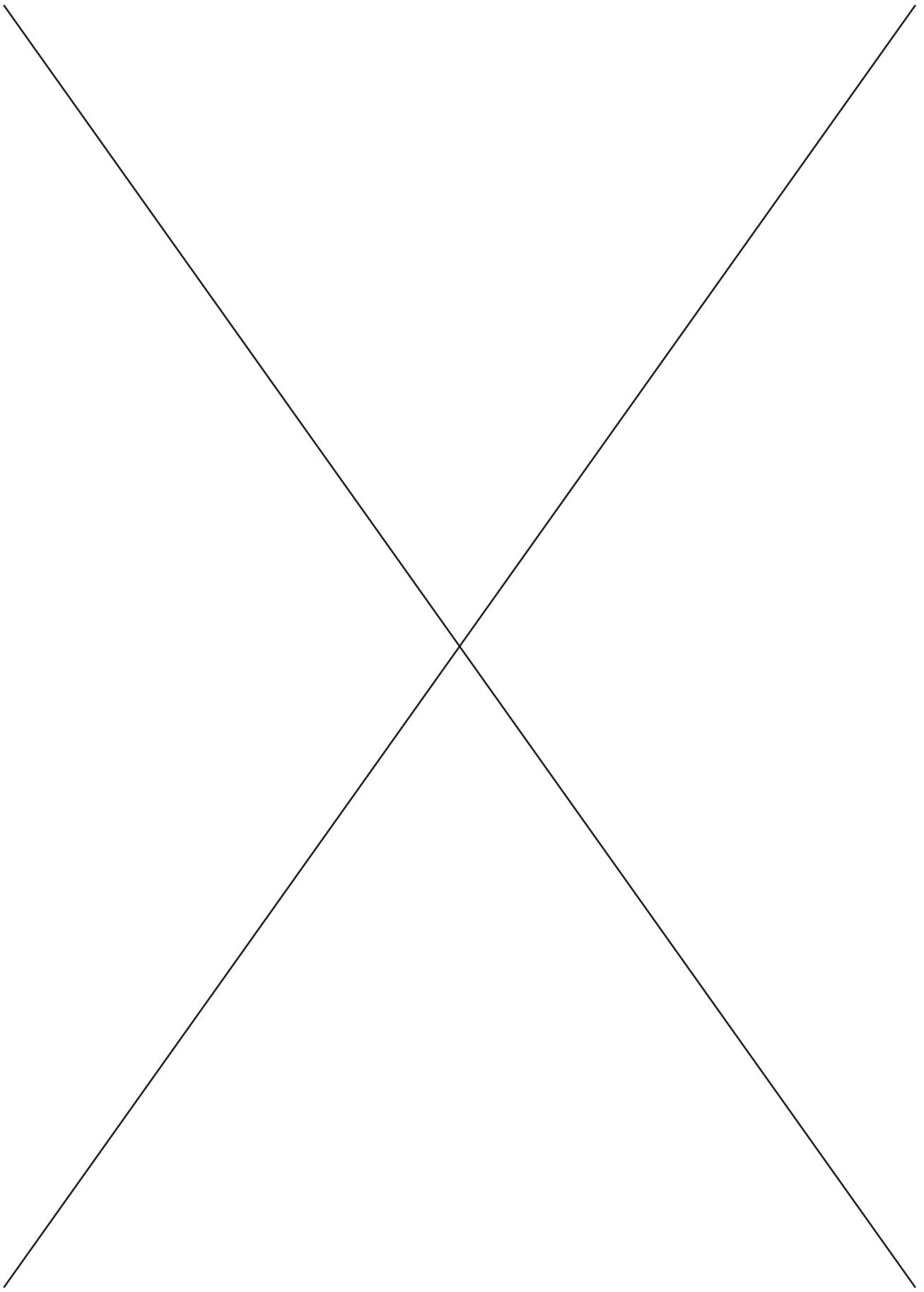
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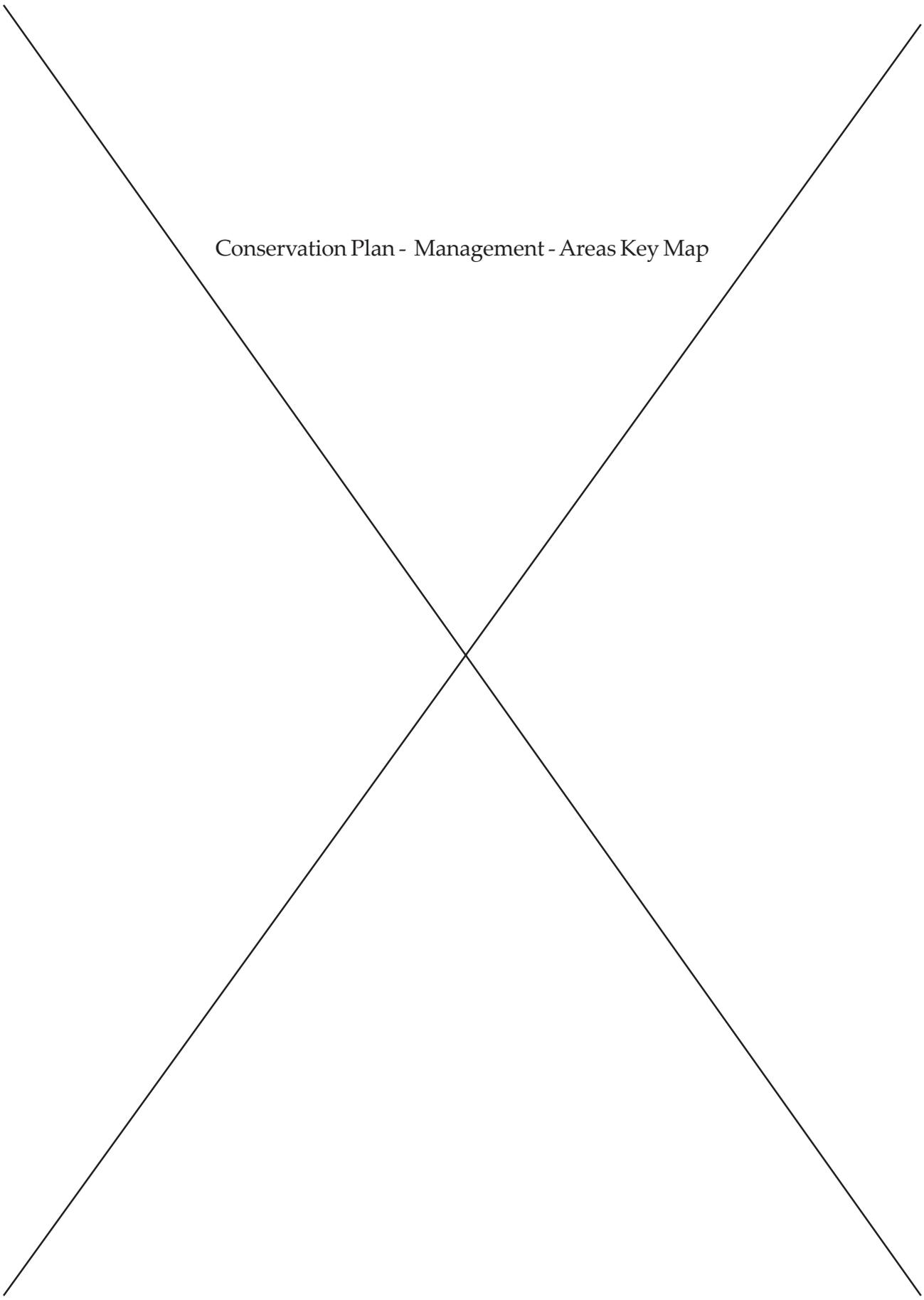
Existing Conditions - Primary Historic Zone

Conservation Plan - Management - Areas Key Map

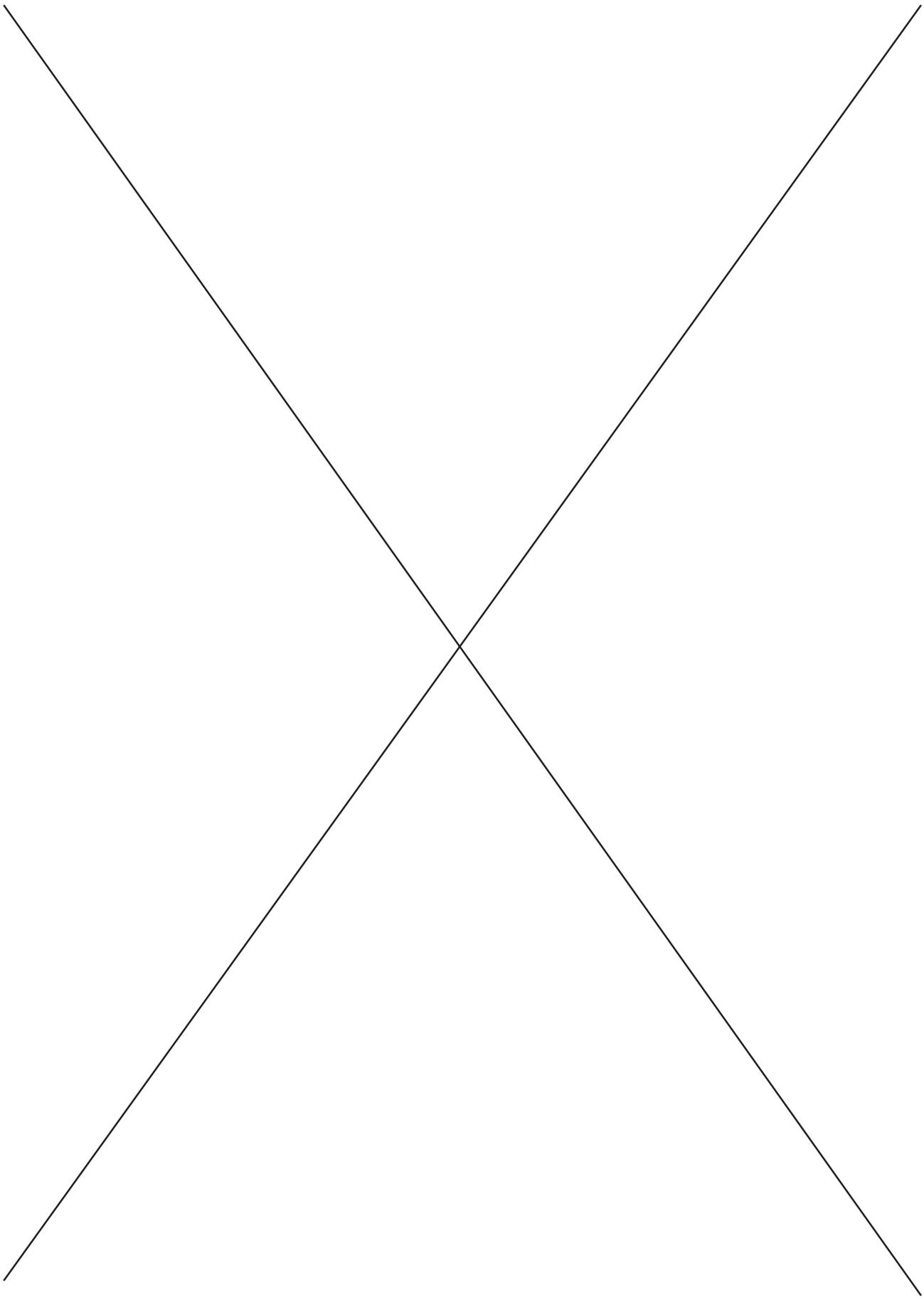


Existing Conditions - Primary Historic Zone





Conservation Plan - Management - Areas Key Map



Notes:

Landscape Conservation and Management Plan

Basic Preservation Guidelines

Preservation Treatments

The Santa Monica Ranch of Will Rogers transferred from private to public ownership in 1944. Change that has been identified as a part of Rogers' restless nature stopped in time. However, the transition from a private home and ranch into a public memorial, museum, and park brought on inescapable, but dramatic changes to its landscape. The Conservation and Management Plan outlines these changes and recommends means to protect and restore the property's historic integrity.

Selection of appropriate treatments is based on many factors. Note that some recommendations relate to the property as a whole landscape, others focus on details specific to certain areas. All proposals consider the recommended standards and guidelines put forth in the following document: *The Secretary of Interior's Standards for the Treatment of Historic Properties and the Guidelines for Treatment of Cultural Landscapes, 1996*.

In summary, four primary treatments are applicable to this historic landscape management plan—preservation, rehabilitation, restoration, and reconstruction. They are outlined below.

1. Preservation. Preservation requires the retention of historic fabric. Original or historic fabric includes historic form, features and details that have evolved over time. The application and emphasis will be placed on the Period of Significance and not the evolution of public use of this property.

2. Rehabilitation. Rehabilitation takes into consideration the need to add to or alter a cultural landscape so that a new use can be accommodated, or a continued non-historic use can be maintained. When applying this standard, the landscape's essential historic character must be protected.

3. Restoration. Restoration of a cultural landscape proposes to recreate portions of a historic landscape to appear as it once had at a particular and significant time in its history. Restoration may involve removal and/or reconstruction of elements to attain this end. Only those elements that can be documented as having existed in a significant era will be considered. Conjecture is not recommended in restoration treatment.

4. Reconstruction. In recognition of the organic nature of most historic landscapes, this standard establishes a framework for rebuilding destroyed features of a historic landscape with new materials. A reconstruction will be based on authentic material and not a prototype. The decision to reconstruct will be based on the need to interpret a historic landscape for the public's understanding of the property.

Certainly over time, human and natural processes change historic settings. Sensitive application of treatment standards allow a property to retain its most important historic v

Historic Preservation and Disabled Accessibility

Park visitors to Will Rogers State Historic Park may need assistance to access the natural sloping areas where interpretive facilities are available. Every planning effort will be made to meet the goals and requirements as stated in Department Notice 95-32 the Department's Administrative Manual, Accessibility Program Policy. This policy incorporates the Department's *Access to Parks Guidelines*. The guidelines describe implementation of disabled accessibility in forty traditional park settings, including accessibility at historic sites. Provisions for alternatives to accessibility codes in reference to qualified historic properties are contained in the *State Historical Building Code*. The Department will consult with the State Historical Building Code Board and the District's Disabled Access Review Group (DARG) to consider alternatives to the standard code which would cause adverse effects to historic resources.

In selection of conservation treatments in each management area, considerations are made based on the physical and visual impact to the historic fabric and integrity. Each structure and feature within the management area must be assessed on a case-by-case basis for disabled access.

See Circulation Plan for details on disabled access.

Master Site Plan

The Master Site Plan was developed in order to reconcile outstanding site issues with general plan recommendations and the preservation proposals outlined in the landscape management plan. These site issues include patterns of use, circulation, drainage, and a range of other considerations that affect the landscape as a whole, as well as its specific parts. It was impossible to move preservation forward without this added step. The conservation plans that follow outline specific proposals and conservation

treatment details for the ten individual management areas of the park.

Circulation Plan

The Circulation Plan recommends major changes in the park's circulation system. As it stands today, the parking and movement of day to day traffic within the park is the single most intrusive factor affecting the historic ranch. It has spawned untold (and undocumented) changes to historic site features and the ranch's landscape character.

In many aspects it runs counter to the basic landscape development patterns Will so carefully worked out. This fundamental pattern created a natural progression of public, social, and personal spaces. It allowed Will to transition from world to world, moving from airplanes and cars, cameras and fans; to family and friends, his ropes and horses. It moves progressively back into the back-country hills where he could hit the trail, quiet in his thoughts. Will established a ready route of retreat into the peace and quiet of rural places and the ultimate sanctuary of the open hills. We found no photos that documented this aspect of his life—his solitude. It is recorded only by the landscape itself—a staircase, a footpath, a pasture opening, a trail.

It is this opportunity for peace and quiet that must be restored to the ranch landscape if we are to understand what Will's life here was really about. This restorative, recreational experience is one that people still seek today. The following summary highlights some of the basic circulation recommendations.

Entrance Roads—The experience of using the historic entrance is irreplaceable. It should be returned to its intended use, but limited to a one-way entrance supported by a signaled intersection on Sunset Boulevard. Minor modifications to sharp curves may be required to accommodate buses, trailers, and fire trucks. The current entrance remains as a two-way route,

providing both entrance and exit routes for the park. This modern entrance, however, now gains a much needed sense of arrival with the addition of the new visitor center.

Internal Routes of Travel—The *Sarah's Point Road* will offer two-way travel from east (historic entrance) to west points (western loop), as well as access to various picnic and parking locations on the point. The *Western Loop* will offer two-way travel between the following points: Will Rogers State Park Road, the Visitor Center Parking Lot, and Sarah's Point. It encompasses several existing routes, including the service road down into the canyon and the roadway crossing the west end of the polo field. The new maintenance area is located off the existing service road. Limited-access travel routes include the *Historic Drive Approach* to the house and the *Historic Ranch Road* to the stable and barnyard areas. These will generally be limited to service and shuttle vehicles.

Parking—Parking will terminate at the visitor center or deflect onto Sarah's Point. Maintenance staff and vehicles will park out-of-sight off the service road. Vehicles will be able to cross back and forth from the visitor center parking lot to the lot on Sarah's Point by using the roadway across the end of the polo field (when matches are not in play). Polo staging and parking for special purposes or events will primarily use Sarah's Point. Special event and polo parking will also be allowed on the turf-paved bench adjacent to the field and historic drive approach, as well as on Sarah's Pasture if it is available. One way traffic can also circulate through this turf-paved bench on special occasions from Sarah's Point, under the direction of park staff. Overnight equestrian parking to stage for regional trail rides may be accommodated on a limited scale at some future time, but should be by special permit only.

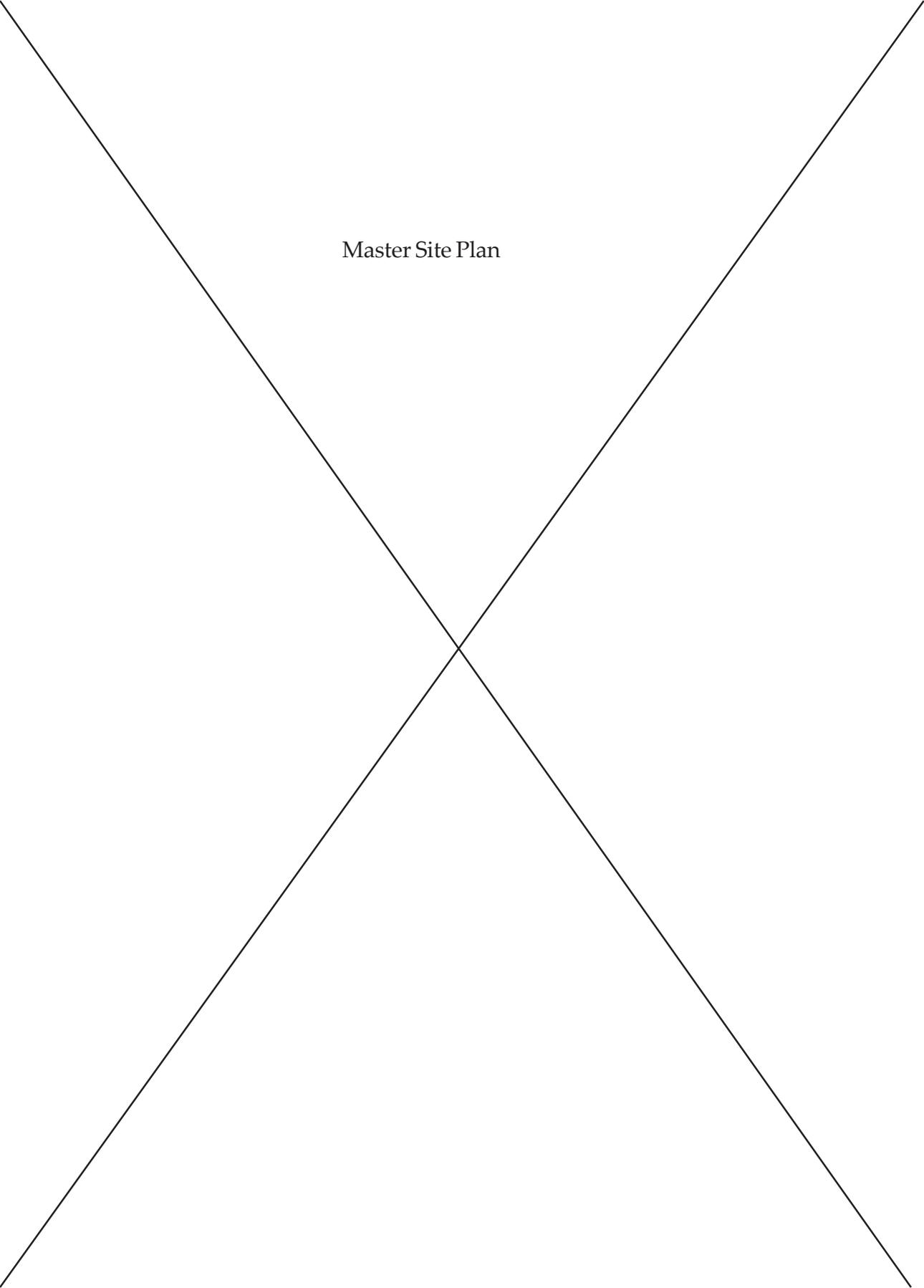
Shuttle—During peak visitation periods a shuttle can be used to carry visitors around the park using pre-established pick-up/drop-off points.

Nine stops are shown on the plan, corresponding to locations of features or activities. Service vehicles will also use this route, as well as other routes, such as fire roads, generally closed to vehicular travel.

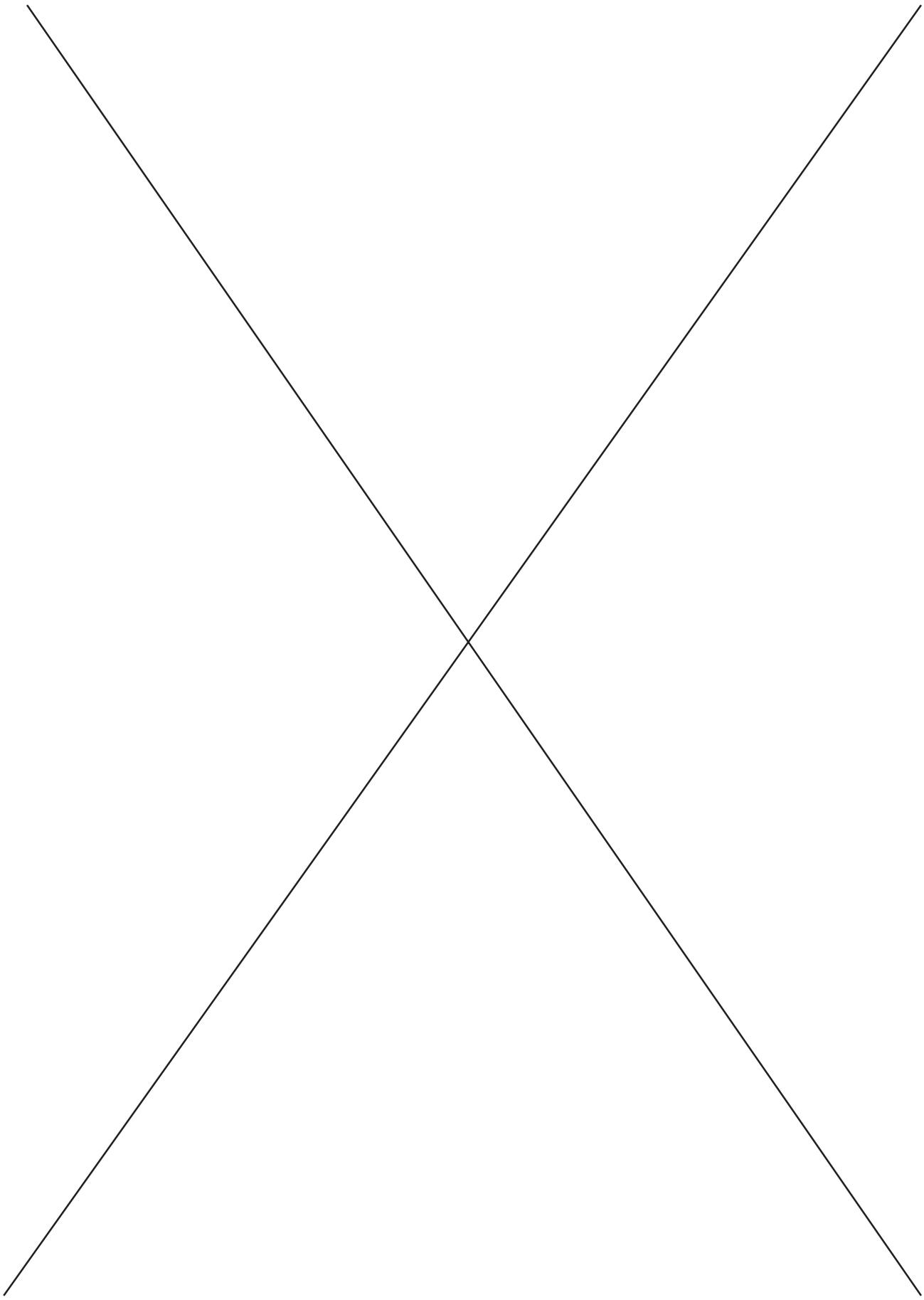
Accessibility—The ranch was developed on steep and variable terrain, so Will used a variety of steps, stairs, and inclining gradients. Consequently, accessibility is inherently challenging, and modifications to existing routes of travel easily compromise the site's historic character. An assessment of the park's accessibility was underway at the time of this plan's development, but not yet available for planning use. Conceptual recommendations for accessibility are made here independent of that study. These recommendations considered many factors, including historic preservation requirements, existing patterns of use, and proposed future development.

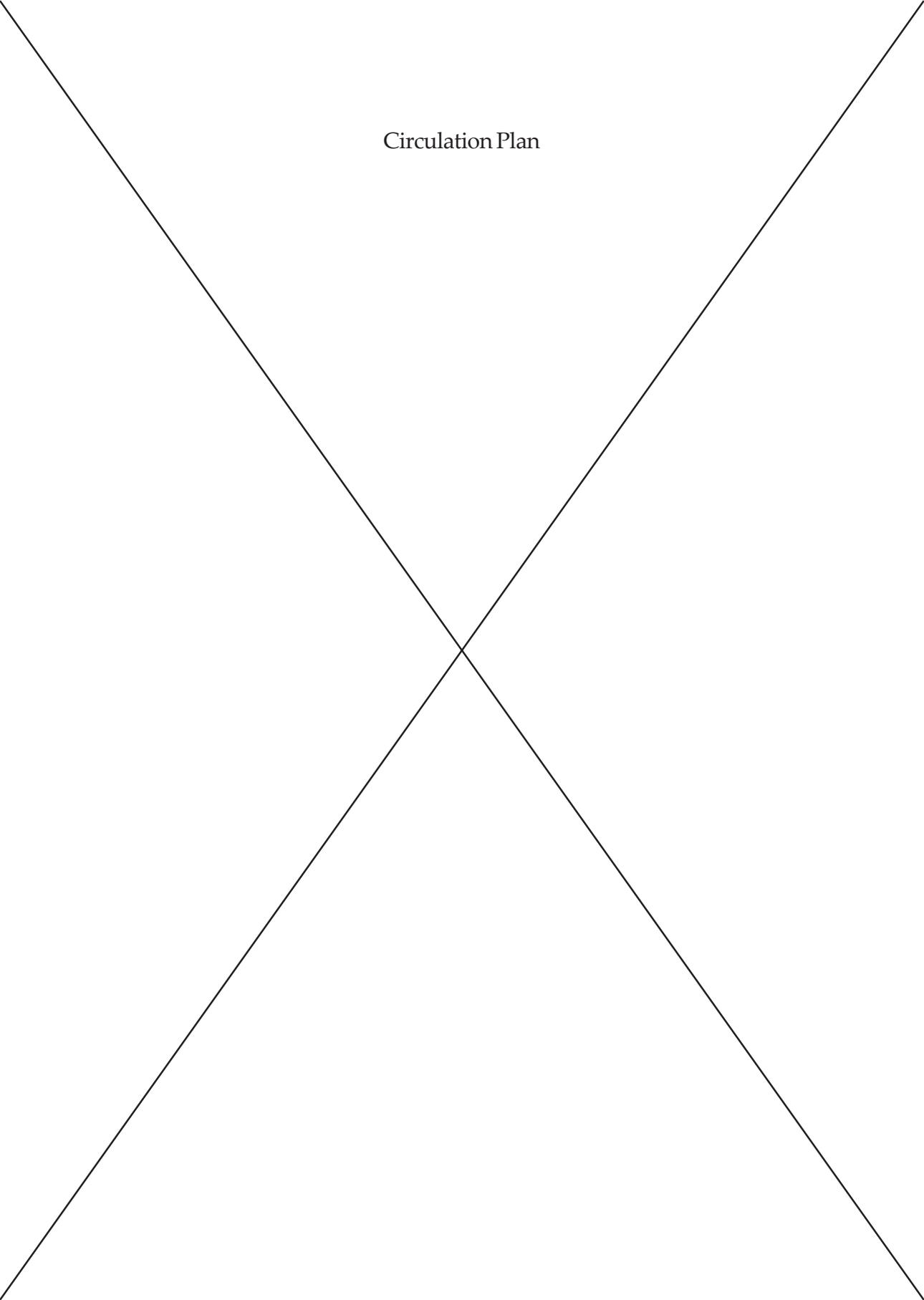
Notes:

Maps to follow:
Master Site Plan
Circulation Plan

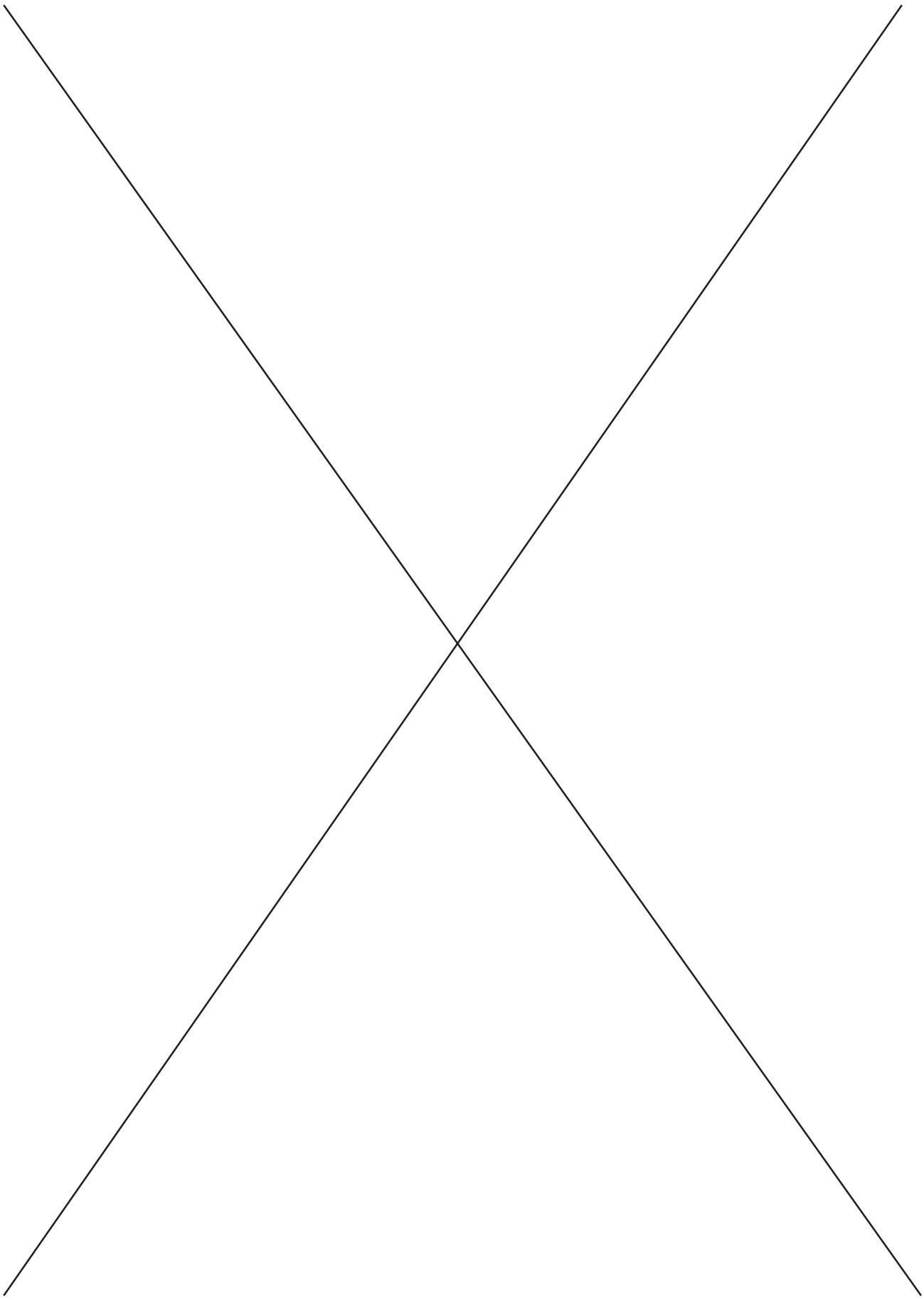


Master Site Plan





Circulation Plan



Conservation Plans Per Management Area

Introduction

This section of the document outlines conservation or treatment plans for each of the park's ten management areas. Each conservation plan begins with memories of the Rogers Family's life at the ranch. The memories of a place give it dimension and make it come to life. These stories are essential for our understanding of the ranch and may inspire park staff and park visitors to care for it.

A historic site description follows. This gives a brief overview of the physical site itself as it existed during Will's lifetime. It sets a comparative baseline for understanding the changes that were to come about in later years. These changes culminate in the site's current conditions, which are then described before presenting a strategy for preservation.

The conservation plan is then outlined, starting with a short visionary statement that describes the ultimate qualities of each area. Then the

steps of restoration or treatments are organized into the following categories: site work and circulation, site features and elements, structures, vegetation, collections, interpretation and use. Treatments are defined by the Secretary of the Interior Standards as "physical interventions carried out to achieve a historic preservation goal."

The final section discusses General Plan compliance. It includes a list of pertinent references in the General Plan document and a concluding discussion of consistency between the two plans.

As noted in the *Guidelines for Treatment of Cultural Landscapes*, "There is a balance between change and continuity in all cultural resources. Change is inherent in cultural landscapes; it results from both natural processes and human activities." This historic landscape management plan strives for a new balance between change and continuity at Will's Santa Monica Ranch.

In late 1934 when this photo was taken, the Ranch's trees were reaching close to their full height. The foreground pasture is the Heart Canyon pasture which is becoming visually more and more separated from the other ranch sites.





In the year 1930, Will Rogers embarked upon a major addition and re-landscaping of the main ranch house. This modification is the historic foundation for the current landscape. The lawn is planted right up to the porch with plants in pots surrounding the perimeter. The pepper tree is still secured by guy wires and was moved in fully-grown to the site as were the oak trees to the south side of the house. *Huntington Library Collection*. Below: Mr. Robert Wise, a carpenter who built the north wing of the house proudly poses with his saw in front of the newly completed addition. *Robert Wise Family Collection*



Conservation Plan for Management Area #1:

Ranch House Area

Includes Guest House/Garage, Entry Drive, Lawn, and Utility Areas

Outdoor living was important to Will Rogers and his family. Not surprisingly, their home was connected to the surrounding landscape in significant ways—from siting and layout, to the execution of numerous details. Of all the management areas this is the most complex in terms of landscape detail and patterns of use. The greatest level of supporting documentation, primarily photographs and oral histories, focused on this area. The conservation plan for this management area, unlike the others, defines in greater detail, various aspects such as—siting, views, and individual use areas.

Siting

In a 1927 letter Will gave Lee Adamson specific instructions on the siting of the family ranch house, which was to be a simple, board-and-batten, box-like structure, “very plain and ordinary” with a “big wide porch.” Will sited it at the base of a hillside, on a slight rise of land notched into the hill with a “good view of everything ocean and all.” He noted that it was to be low enough, however, to “get a bit of level ground around the edge of the porch”

and sited “so we can ride our horses up and hitch em right in front of the house, and all our roping and riding and everything we will do in that space down in front of the place where we build the house. Want the whole paddock leveled off and put in grass so it will be nice and green to play and work on. Then you see everything will be right there handy to the barn.”

The site worked well as a hub for ranch living, and the small, cabin-like house expanded over the years into a more substantial structure, extending along its original axis at the base of the hill until Will had a view of his beloved stable from his second story study. Obviously, Will Rogers gave much thought to the relationship of the house to the rest of the ranch. Views out over the landscape were important to him, as were outdoor living areas like porches and patios, and ready connections to outdoor activity areas. The ranch house has an unusually large number of doors, giving everyone ready access to the outdoors from most of its rooms. When large picture windows were added, they created a visual

In 1928 the main house and grounds were all laid out with the guest house/garage, and south wing of the main house completed. *Will Rogers State Park Collection*





The foliage coming from above the window down was a look that Will Rogers strived for in the ranch house. *State Parks Collection*

connection between outdoor and indoor worlds.

Views

Both Betty Rogers and Emil Sandmeier described favorite views and noted the careful placement of "landscape windows." Emil said, "Windows were put in from time to time and, as Mr. Rogers said, 'To bring the outside inside.'" The first, a large seven by nine foot window, replaced the French doors at the west end of the house. It was presented as a gift from Mr. Ziegfeld to Mr. Rogers. According to Emil, "Florenz Ziegfeld always having an eye for beauty, felt that view was so beautiful overlooking the ocean, it inspired him to give that window to Mr. Rogers." Betty recalled that "Will's special table and chair were in front of this window, and it was there that he had his breakfast every morning and read his morning paper."

Emil stated that "After that [window] was established, Mr. Rogers appreciated it so much he had the two French windows to the right of the front door replaced with two plate glass windows. At the north end of the room there is another plate glass window established in place of a pair of French doors and above them and forming a "V" to meet the contour of the

ceiling, and made of small windows, is a ceiling window for additional ceiling light in the room and also to get the benefit of the shrubbery outside, because, again repeating what Mr. Rogers said, he wanted to "Bring the outside inside, as much as possible."

Will planted to certain effects, including the framing of views. Mature vines were installed, when possible, because Rogers wanted to see them draping down when he looked out.

The horse Soapsuds stands hitched-up at the north wing of the house in 1947. Note the large picture window and get-a-way staircase.





The lawn came right up to the pavers of the front porch. The vines have been planted not long before this picture was taken.

Will moved full-size trees into place and was known to favor vines draping down from above. He was not particularly patient with slow-growing plants. Most were vigorous growers or put in as mature specimens. Of course, this means that over time views (as well as the house itself) were obscured with overgrown trees, vines, and shrubs.

Emil pointed out that two important views were established in the north wing addition. In the first floor library, he noted the window seat and landscape window that ran the full length of the library addition. "This window overlooks the broad sweeping lawn in front of the house." Upstairs, Emil refers to the large window placed in Will's study. Betty also refers to this window, "Will's desk was in front of a large window that looked out toward the stable and the exercise ring and the hills he loved so well." Emil recalls that "Through this window, before the trees grew so tall, the horse grazing on the hills were always visible to Mr. Rogers from his desk which sits right in front of the window. Under this landscape window was Mr. Rogers' desk where he did most of his writing when he was home."

The entire entry drive was choreographed to take advantage of certain viewsheds and experiences. It threads its long way up from Rustic Canyon through rows of eucalyptus

trees (see historic entrance) and turns along one end of the polo field. Just after passing through an allée of California pepper trees, it breaks out across the great expanse of turfed open space and heads toward its ultimate destination—the ranch house—where it arrives at the motor court in front of the garage.

Outdoor Areas for Living, Work, and Play

The ranch house is surrounded by distinctive indoor/outdoor areas created for function, activity, and enjoyment. A front porch, patio, screened porch, and shade structure were included when the first weekend cabin was built. As the cabin transformed into a full scale residence with a series of additions and remodels, these outdoor areas were elaborated on and refined. The paddock became a proper lawn. A tennis court was added behind the guest house/garage. The second story suite built above the garage included a balcony and screened porch overlooking the polo field. The entire area around the driveway, garage, and the south wall of the ranch house was defined with planted beds and rock walls, steps, and pathways. Behind the house, a long, narrow courtyard was notched into the slope, and a unique series of utilitarian structures was developed, including an enclosed laundry yard and lath house. Will punctuated the north end of the house with two important



In 1930 the porch was dotted with furniture and potted plants. Will enjoyed having his meals outside as the lower picture can attest.

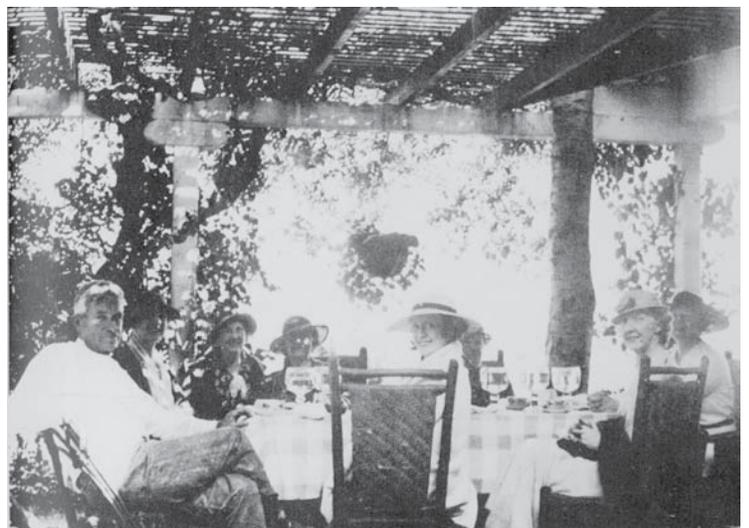
connections to the outside—that large picture window his study and the notorious “sneak staircase.” The pepper trees were supposedly planted along that edge of the lawn to shield his “getaway” from the view of others.

Each of these areas will be looked at individually.

Porch and Patio

Betty wrote that soon after they had put together sufficient acreage Will started building. “There was cutting, sawing and pounding, and finally our ranch house was built — — three small bedrooms, one great big room and a patio. There was no dining room. Will liked eating out of doors and only on damp days would he agree to our having meals inside” When the north wing was added, the patio linked not only the two wings of the house and life indoors and life outdoors, but also individuals coming and going, busy with individual pursuits and activities. It was a communal place where family and friends could gather for meals and leisure time together.

Comfort and informality marked their lifestyle. Betty said it was on the patio where they “often entertained with informal outdoor barbecues and buffet suppers if there were many guests. More frequently there were small informal dinners with intimate friends.” Emil Sandmeier, too, remembered that meals were taken family style, “There were no formal dinners of any kind, if it was meal time people were asked to sit down and have something to eat...either out on the lawn or under the porch.” Emil recalled that a fire





In 1944 the plants had both grown and been added to and an arbor had been added in 1933. There are bamboo curtains rolled up on the arbor beams.

would be lit in the fireplace if it began to get cool. The overhead awning would be drawn over the table and bamboo shades dropped to make an enclosure.

Emil noted how the family used the patio not only for meals or entertaining, but for “living,” “they used the patio to sit in.” Jimmy recalled that his mother was a knitter, and that “she’d pack it with her and go down and sit there on the swing and knit on her blankets.” This was confirmed by Emil who said, “Mrs. Rogers did do quite a bit of knitting...she would do that on the patio outside....And this no doubt was her case because this is where, I would say, the happiest times of her life were—right here where she had the outdoors...”

The “big wide porch” built onto their original cabin became a covered flagstone porch with steps up into the house. Both porch and patio were paved with Bouquet Canyon rock. These areas were readily used as outdoor rooms and furnished with an eclectic collection of rustic furnishings, including a porch swing, chairs, tables, plant stands, tubs, pots, and hanging baskets.

Woven items included willow and other types of woven furniture, a birds nest basket, and Navaho and Mexican blankets. Wooden items included Monterey-style pieces, tables, and a variety of chairs, stools, and rockers. Metal items included a barbeque, lighting fixtures, a camel bell, and fireplace andirons.

Meals were often shared at a long plank table using mix-matched chairs and covered with plaid or checkered table cloths. The furniture moved about in varying arrangements—from porch, to lawn, to patio—however it was needed to accommodate the various activities of the family. Historic photographs, including well-publicized studio shots, indicate a lifestyle that was casual, comfortable, and gracefully social.

Referring to the barbecue, Emil said, “Will Rogers had this one especially made for him. At that time it was a pretty unusual thing to have—a barbeque on wheels that you could pull out in front if you wanted it there or set it in the patio if you wanted it here, ...in fact, it proved to be so successful that he had two others made like this which were presented—

one to his very good friend Oscar Lawler and the other one to Hal Roach...if there was a big enough group, ah, I would say here—on special occasions like benefit polo games—the three of them were brought together and used. They'd send a truck for them and brought them back here”

There were planting beds cut into the patio floor and a round raised planter built of Calibassus stone. Over the years, an assortment of plants were grown on the patio. Vines were planted to each porch post and several full grown trees were brought in. Many plant containers were arranged around the porch and patio.

Betty wrote, “The ranch was the joy of his life. Every tree and shrub on the place was planted under his direction. He used to drive home followed by a rickety truck driven by a Japanese and loaded with climbing roses, bougainvillea vines and pots of blooming flowers for the patio.” Emil said that the oak tree in the patio “gave quite a bit of shade.” There was also an oak tree “about four feet out into the lawn.” He recalled that the pepper tree “was planted as a grown tree and all of those vines, most of those vines...he didn't want to wait until the things were grown up. He saw something and”

The patio functioned much like a courtyard with three sides enclosed and the fourth open

to the porch and lawn. The old screened porch and laundry, later used as a storage room, formed the back wall of the patio. When Jim's second floor room was added, the two wings were well joined architecturally, but there is no actual passage-way between them. Each wing and Jim's upstairs room were accessed individually, via the patio. An outside stairway made of railroad ties was built up to Jim's bedroom.

The patio is one of the most important circulation hubs of the ranch. A multi-purpose space, it evolves over time adding layers of use and taking on functions usually assigned to interior rooms of the house—corridor, kitchen, dining room, living room. Emil pointed out that “the kitchen was never made larger because most of their meals were taken outside and... luncheons were most informal, just...trays of sandwiches and coffee and milk preferably for all the young people around all the time and everybody would just be sitting around on the ground in front and on the seats and so forth and people would just come and go.

Front Lawn

In a relatively short time the grassy paddock Will created “to work and play on” evolved into a large front lawn that stretched across the face of the ranch house and up toward the riding ring and stable. Fence lines came in and went away, no longer necessary to keep



In 1934 will set up the outdoor bar-b-que to entertain the relatives. Betty knitting nearby.



In this aerial photograph in 1933, the golf course greens can be seen in the lower right and middle right.

livestock contained for roping and riding. Will consistently planned his open space to be functional, flexible, and tied to the multiple purposes and activities of the ranch. The lawn was no exception. It is a critical link in the grand open space axis, and it still functions as an important connector between house and stable. As a large fuel break, it offered the house a measure of protection from wildfire (although the cypress grove behind the house certainly cancelled this out). This area was re-graded when the north wing was added to the house. Fill was added, and the cabin's wooden front porch transformed into a long paved porch and patio area. Grass was planted right up to the edge of the stone paving, and the lawn became a practical extension of the porch and patio. Outdoor furniture moved back and forth as needed.

A hitching post was located at one end of the porch, so horses could still be ridden right up to the house. Emil recalled that on occasion when there were large groups of people, "...there was a deep pit barbeque and that was placed back there in the vicinity of where the hitching post is [by the back staircase]. ...It was dug and then it was covered back up again. It wasn't kept open. Because it wasn't that frequent. There was a hole dug quite deep. I would say maybe 3 ft. Anyway, and then a fire built in it and then on the charcoals, the meat was then—it required quite a large piece of meat and it was then put down and just

barbequed there and then covered to let the smoke get all through it...."

Golf Course

The front lawn, in time, acquired golf course features—two greens and a couple of sand traps. Will added these to aid in the recuperation of his friend Fred Stone who had been severely injured in a plane crash. Another green was later located in Sarah's Pasture, and another up the small draw or canyon above the allée of pepper trees. According to Jimmy Rogers, "The man that laid out the golf course was Harold Lloyd. And you could get nine good holes and if you really wanted to scrounge a little bit you actually could work it around to where you could get about eleven different type of holes....There were four greens. One green here, one down there, one down in where the indoor polo arena is and one up in the canyon. And you could, well, you could start in and play down and back up to there and then off the top of that hill to that green or this green and a short hole here or back up this way or from here clear across and it gave you – we used to have a little diagram of how you were supposed to play nine. But Bill and I—I used to play on it a lot."

"He [Mack] used to be in charge of all the grounds out here. Mack put in the golf courses and everything we have. He put in Harold Loyd's golf course. He had something



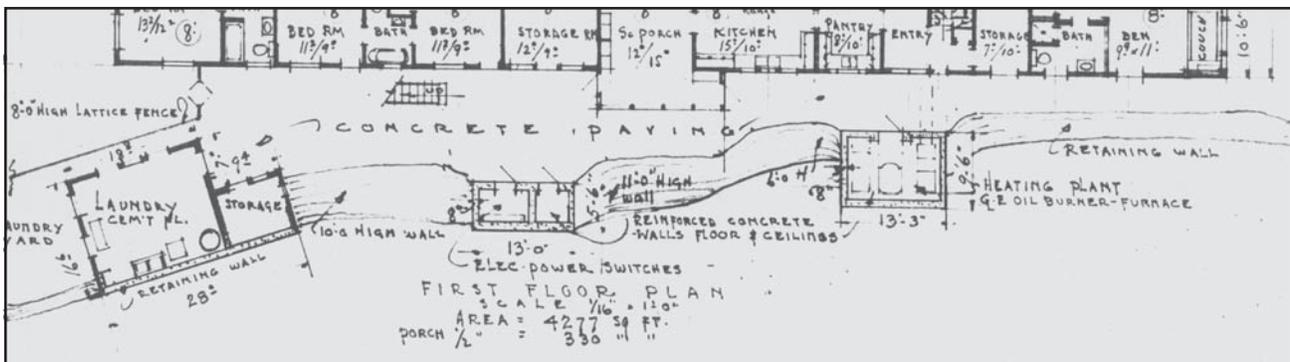
The back of the main house in 1950 and view of the lath house. *Will Rogers State Park Collection*

to do with it and he came out here and put in this golf course of ours. He put in those two holes first and then he put that one in and that one down on Sarah's Point. They were all put in within the same period of time. We already had the turf here and the put these in right away and the others he just followed them up and they were all put in around 1931. Maybe before that, 1930. He mapped out the golf course and he put in the sand traps. He figured the whole thing out and he did it and he just stayed here and worked here from then on but that is the way we got him, to put in this golf course. That is how we got him in the first place."

Current Conditions (Siting, Views, Porch/Patio, Lawn/Golf Course)

The siting of structures hasn't changed, of course, but site relationships have. Connections between areas are not as obvious, especially those dependent on open viewsheds or ready movement from area to area. Existing plantings obscure important views, block open passage between porch and patio, and create different focal points. The view to the house from the approaching driveway is dramatically different. The appearances of the house and garage have changed, and a large parking lot overwhelms everything.

An appraisal was made for the Rogers' estate in 1940. Maps of various structures were. This plan details shows the rear of the main house, first floor, detailing the utility corridor. *Collection of Will Rogers Memorial, Clairmore Oklahoma*



The porch and patio are no longer as comfortable and inviting. Quite barren of original furnishings and plantings, they now have a sterile, rather institutional feel about them. Several planting areas have, in fact, been filled in, presumably to deal with chronic moisture problems in the house. Park benches and tub planters line the porch-way. Porch and patio plantings have significantly changed from those of 1935.

Utility Corridor and Back Slope

Remembering...

The front of the house looks outward, representing the family's open, social embrace of people and space. The rear of the house, on the other hand, is more enclosed and protected. It represents the private, domestic side of the household. It too was a hub of activity with the Rogers, their extended family, and employed staff going in and out of its many doorways, carrying on the myriad everyday tasks that supported the home.

Emil and Gertrude Sandmeier worked for the Rogers for many years and lived in quarters off the back courtyard for awhile. Emil assisted in many household affairs, and as Jimmy recalls, "He was just here and he saw that so many things got done. He was very efficient and a very nice, wonderful person. And we didn't think about him in any particular way, or Gertrude or Lilly or anybody else, they were just here.... it was a very informal house. The butler didn't really butler. But he did an awful lot of work...." Jimmy remembered that it was Gertrude, in fact, who taught Mary to speak French.

There was Lilly the cook, and Eda the laundress, a seamstress who came in as needed, and a couple of girls that took care of the rooms. Sewing, mending, and ironing were done in the "sewing" or "linen" room upstairs. Jimmy said, "Mother was no seamstress and neither was sister Mary...Mother didn't [sew]. Mother was a knitter. Oh, Lilly used to sew up there, Eda used to sew, Gertrude used to sew. Mother wasn't much of a seamstress. My Aunt Dick

used to do a little sewing. But Mother was a knitter."

Betty was often on the go, entertaining and traveling with Will, or taking care of correspondence and the family's business affairs, so family members were often enlisted to help out. Aunt Dick was an important household figure over the years. The Rogers also relied heavily on Lee Adamson, who oversaw much of the ranch's construction and site management, and Betty's brother Sandy, who ran their business office in Beverly Hills.

It was brother-in-law Lee Adamson who carried out much of Will's vision for developing the ranch, including the siting of the house. Brushing slopes, building walls, surveying roads, and laying out buildings, Lee was resourceful in making many of Will's ideas work. Jimmy pointed out one of Lee's solutions behind the house, "That hill just kept washing down. It needed these trees. Lee put those in to keep the hill from washing down in back." In fact, it was probably Lee Adamson who engineered the massive wall that was built at the toe of that slope. Like many aspects of Will's ranch, it is a unique, functional piece of vernacular construction that is imprinted with its own record of memories.

Historic Site Description

The utility court runs along the back of the





The Guest House to the left was just completed in 1928 and the cars are lined up outside the garage. *Will Rogers State Park Collection*

house. It is essentially a long concrete corridor created by a high (some 10 or 11 feet in height) retaining wall cut into the back slope. Sections of the wall are faced with large chunks of broken concrete studded with cobblestone. Traditionally, only one end of the courtyard was gated. This circulation corridor connects a unique cluster of structures and spaces assigned to the various domestic functions of the Rogers household. A film storage and meter switch vault, furnace vault, storage room, laundry, drying yard, and lath house line up on one side of this space with the kitchen, pantry, staff quarters, linen room, and other service rooms of the house on the other.

According to Emil, the laundry was added after the new wing was constructed (1930). It had been located in the house before that, presumably adjacent to the screened porch. It is a detached structure built entirely against the retained wall of the slope. Adjacent to it is an enclosed washing/or drying yard with a concrete floor and two walls of lath lattice. Beyond that is the lath structure, probably built with materials recycled from the lath house near the original cabin. Each is built against, or into, the large concrete retaining wall. In the first bay of the lath house is a brick incinerator for burning trash. One of three second story staircases is located behind the house. It was used to connect the second floor

linen or sewing room with the first floor laundry.

Current Conditions

Today the back court is used primarily for park operations—offices, various kinds of indoor and outdoor storage, archives, docent office and lunch room, and the public does not have access to much of it. Visitors are allowed to walk around the south side and view into the kitchen before encountering a gate (which does not show on the '42 floor plan). The gate at the other end has been relocated and latticework now extends across a section of the north end of the house, closing off the entrance to one of the former guest bedrooms now used for storage and housekeeping.

South End: Guest House/Garage/Drive Approach/Tennis Court

Florenz Ziegfeld and Mrs. Ziegfeld after Mr. Ziegfeld's passing. J. Rogers

Remembering.....

That garage was all built as it is. We didn't have a garage here at first and then it was built before the Stones came out. We lived in it the year before they came.

.....we had the first Model A to arrive in California....Well, we had a chauffeur too, by the way, Vickie Marson, and he came to work for us about 1919,20, and he worked for us clear on through. J.Rogers

"There was an open touring Ford, and that transported everybody up to the cabin."
E. Sandmeier

"Will Durant was here when he wrote the Story of Civilization. Lindberg stayed here, of course. Lindberg and Hawks were out here several times and Roscoe Turner and Harold Getty. That is after they came back from their trip around the world. Wiley Post was here and, of course, there were any number of theatrical people, including Leo Carrillo, of course.

Historic Site Description

The two-story garage and guest house is sited to the south of the main house. The landscape in this area changed as the original cabin with its wood porch evolved into the main residence. Fill was placed over the slope and a tiered landscape area with rock steps, walls, and pathways now connected the two structures. A 1930 photo documents a straight, flagstone pathway leading from the guest house toward the main house (the carved plaster bench was located adjacent to it) where it intersects another straight pathway running from the front to the back of the house. There is a rustic wood railing curving around at the top of the rock wall. A large flag pole is prominent in early historic photos.

The long drive approach ends at the garage doors on the lower level, terminating in a wide, circular area (dirt-paved). There is clearly a relationship between the garage/guest house and the polo field as well as with the main house. A screened porch or balcony was built on the second story of the garage, looking out to the field. Based on the floorplan

The south end of main house in 1930. *Huntington Library Collection*



from the 1942 appraisal, this complex also served as a lounge and dressing room for polo players. In addition to the two guest bedrooms, there was a "ladies room" upstairs, and a men's dressing room downstairs, with an outside door to the field side, each with shower and restroom facilities.

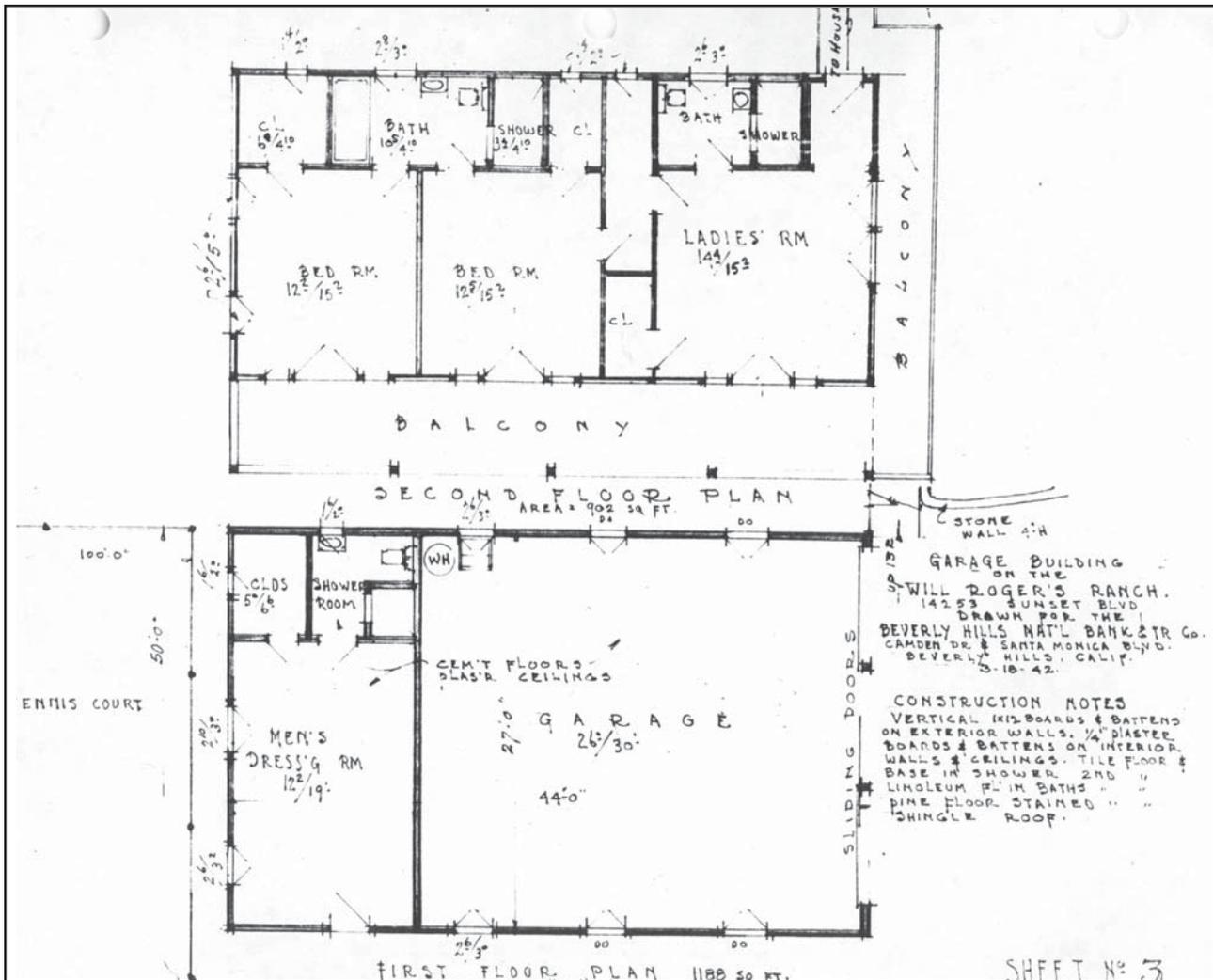
A multi-trunked olive grew in the triangular bed between the house and the garage. The 1930 photograph show a mixture of flowering, herbaceous plants grew at its base. Rose colored geraniums and Matillaja poppies were planted along the top of the rock wall, lantana on its face, and rows of white iris grew at its base. A bed of chrysanthemums was planted along the foundation below the Ziegfeld window. Grass was grown under the bench. Based on interviews with Mr. Sandmeier, historian Randy Young concluded that lantana, plumbago, and

honeysuckle covered the rock wall. Lantana and California natives, especially laurel sumac, grew around the flag pole. Acacias and flowering bedding plants grew along the lower driveway bed.

Current Conditions

By the 1952 survey, the pathway had been changed to a curved one, which today is paved with a combination of asphalt and concrete. Metal railings have replaced the rustic ones. The olive tree died and was replaced by a small one that struggles in the shade of the massive oak tree. Despite shady conditions, plantings— a mix of jade, elephant's food, and agave—have overgrown the small beds, obscuring views in and out of the famous window.

1940 Appraisal plans showing the Garage layout. Will Rogers Memorial Claremore





The garage has been replaced with a visitor center and storage, and the second floor houses Topanga sector park offices. A kitchen was added at some point, but is used for office duties. Changes have not been fully researched or recorded, but they were cumulative in terms of their impacts on the site, affecting both exterior appearances and fundamental historic relationships with other features. They certainly changed the experience of arriving home.

Notable exterior changes took place—the screened porch was enclosed, windows covered, and the original garage doors were removed and replaced with different ones, the distinctive striped awnings are gone, and ivy no longer trails across the balcony. The visitor center opens onto the drive and miscellaneous related items such as benches, trash cans, signage, table model are located in the driveway.

North End of the House

Remembering.....

...and when the study was extended, it gave an opportunity for the sneak stairway to be put in so he wouldn't have to come out if there were people. And, even if it were only the sisters of Mrs. Rogers and so on, if he felt he—he might have been concentrating on something and he could just hop down the stairway, Soapsuds usually was there, and he would take off and be gone. Just maybe for an hour or so until the studio called saying that he had been due on the set an hour ago...(E. Sandmeier).

Another story passed down through the years recalls that Will had that line of pepper trees planted just north of the house to also screen his getaways down the “sneak staircase.”

Historic Site Description

Historic photographs show that this end of the house continued to change after initial construction of the north wing. Will's study was extended, a sitting room was enlarged, Jimmy's bedroom moved to a later addition by the patio, and a staircase was built down from the second story. Will was impatient, and liked ready connections to the outdoors. These changes took place late in the scheme of things, some just before Will died. This end of the house was probably not finished, but in a state of evolution.

The north side of the house was less heavily landscaped than the other three sides of the building. Vines included three large bougainvillea, a giant Burmese honeysuckle, and wisteria, which grew on a trellis along the stairwell). Geraniums were planted below the first floor window.

A hitching post was conveniently placed at this end of the house, and a u-shaped stone planter was constructed around the large pepper tree at the end of the porch.

Current Conditions

Lattice was added to this end of the house (towards the back) during the park/

institutional period, so entrance doors to the first floor guest suite are blocked off from the lawn. Non-historic lattice work also changes entrance to the utility corridor from this end of the house. Vines and foundation plants have been cut back or changed. Wisteria no longer trails up the stairwell. The hitching post has been rebuilt several times, but approximates the original.

Plantings

The north side of the house was less heavily landscaped than the other three sides of the building. Three large bougainvillea, a giant Burmese honeysuckle (*Lonicera hildebrandiana*) on the north. Detailed plans will be developed.

Conservation Plan

Vision Statement

The area around the ranch house regains a measure of its original domestic character, including that well-loved-and-cared-for feeling once cultivated by Emil Sandmeier and staff. This area expresses, in the heart of its details, the casual ambiance of California ranch living and the unique lifestyle of the Rogers family. The house is reconnected to the surrounding ranch lands, both visually and in terms of access and activities. Cumulative changes wrought during the institutional years are undone. Porch and patio areas are again furnished as inviting and comfortable places for casual and intimate gatherings. The ranch house area is once more the circulation hub that Will intended, with ready access for everyone. Plantings reflect Will's original intentions and surviving historic plant materials are given special care and attention. The utility areas behind the house, which includes storage vaults, laundry area, incinerator, and lath house, convey the day to day domestic character of the Rogers' 1930s household.

Site Work and Circulation

- Relocate the large paved parking lot. Re-contour as necessary and construct a drive approach patterned after the Rogers' era

original with turf paving on the lower bench. Allow parking on turf paving for special events only.

- Retain scaled-back road connection to the visitor center parking lot from the driveway.
- Implement utility and drainage improvements per recommendations to protect the house and laundry room. Combine trenching for multiple purposes.
 - Replace existing sewer line
 - Construct new storm drain system
 - Construct swale and French drain at north end of ranch house
 - Construct v-ditch behind laundry room and lath house with outfall to storm drain system
 - Construct new drainage system for ranch house front and rear downdrains
 - Remove sediment from existing rock-lined channel behind ranch house
- Repair the rock facing of the vertical slope adjacent to the garage and install a mortar plate and tie system.
- Restore rustic character to ranch service roads, removing asphalt and replacing with decomposed granite. Replace road segment at V-intersection.
- Limit vehicular traffic through this area to necessary service vehicles, handicap drop-off, shuttle, and special event traffic/parking.
- Install an efficient irrigation system in front lawn, beds, and patio; institute a water conservation program.
- Integrate all-access network features into the site per plan, including a ramp system, lift, drop-off location, and electric transport cart. Note recommended path design for porch access. Utility court should be barrier-free and fully accessible. Modifications should be made to area above fence in upper lawn to make it accessible from the road for wheeled transports and pedestrian traffic.
- Restore original location, grade and surfacing for roads and features

Site Features and Elements

- Restore patio planters; uncover paved-over planting areas; install root and moisture barriers, and replant. Install moisture sensors where needed to monitor soil moisture levels.
- Repair porch and patio paving; install a reinforced underlying slab, if feasible, to prevent settling issues and support electric transport cart.
- Repair patio overhead, stairways, and other exterior wood details associated with ranch house. Reconstruct vine supports per historic photographs. Remodel post arrangement in circular patio planter.
- Remove non-period lattice gateway from utility court.
- Contract with masonry conservator for rock work and masonry assessment and treatments, including:
 - Identification of historic/non-historic fabric; assessment of significance
 - Repair measures for fireplace in patio.
 - Removal of non-historic cobble edgings from planting areas and re-pointing of historic masonry per recommendations.
 - Restoration of brick incinerator.
- Record and refurbish tennis court.
- Note that fencing along driveway as specified in general plan is not appropriate for 1935 landscape period.
- Reconstruct golf greens and sand traps , in lawn, per historic photographs

Structures

- Restore exterior appearance of Guest House/Garage, including screened porch. Replace or reconstruct original garage doors, awnings, and windows.
- Re-create Rogers garage w. auto exhibit; install first floor accessible restroom and a lift (in closet, if feasible); second story— make bays accessible from screened porch; use for interpretation (per 40s plan) and exhibition space; connect second story balcony to visitor center and parking lot, if appropriate, by elevated boardwalk

along tennis court and to the ranch house via modified stone pathway.

- Rehabilitate lath house and use for plant propagation, exhibit area, or interpretive program. Retain as much vernacular construction and original fabric as possible, replace deteriorated members with in-kind pieces. Remove storage items and modern improvements.
- Repair laundry room exterior and interior; restore historic furnishings per furnishing plan.

Vegetation

- Infill tree lines per plan
- Refurbish planting beds—remove inappropriate plantings and replacing with those historically accurate.
- Patio plantings, including containers, per recommendations of historic horticulturist.
- Prune and train vines to minimize roof and building damage.
- Take great care to protect pepper trees from damage during driveway construction.
- Turf should be planted on slope and bench when parking lot is removed. Use turf paving materials for bench, so that it supports vehicles.
- Use lath house for propagation and care of plant materials.

Collections

- Secure long term, safe storage for all original, historic artifacts.
- Update fire plan to include exterior collections.
- Implement treatment recommended for the exterior collections associated with the ranch house that were outlined in the Conditions Assessment Reports.
- Develop a furnishing plan for patio and lawn.
- Replicate original furnishings, furniture and accessories, as feasible, and place on porch, patio, and lawn areas.
- Restore original laundry furnishings to the laundry room and laundry yard.
- Furnish lath house with items appropriate to the historic period that can also be used

for the propagation and growth of lath house plants, per conservator's recommendations.

- Treat the metal light fixtures and keep outdoors for display.
- Treat the metal andirons and secure inside the fireplace.
- Treat the barbecue to mitigate corrosion. Research original paint color.
- Treat the plaster bench and re-locate object. It can be kept outdoors, but should be moved to a more sheltered area, where the public will not use it and moisture can be kept away.
- Re-locate the organic artifacts, including the redwood furniture, to a more stable indoor environment. The objects are too fragile and susceptible to the environment to continue to be kept outdoors. The Lath House is dusty and dirty, adding to potential damage to the furniture.
- Treat the basket and re-locate object. Research original contents of basket. The basket cannot be kept outdoors, but could be exhibited indoors or placed in storage. Place reproduction outdoors.
- Treat the stone urn and secure to the ground or a wall. Remove sand and display piece as originally intended – as a display urn, not an ashtray.
- Treat the canvas awning and address cable, pulley mechanism and metal shelter issues. This object is mounted in a good location, but should not be opened.
- Treat the metal bell and re-mount to prevent it from leaning against the wooden post. Research the finish of the metal band.

Interpretation and Use

- Guest House/Garage/Tennis Court – link other activities on the Ranch such as polo playing that are associated with the historic use of these resources. If consistent with the interpretive period, return upstairs rooms to interpret historic use by family guests, provide space that allows visitors to view polo activities, and remove

the kitchen facilities and other non-historic addition. Return the garage to its historic use with space for parking historic period vehicle and auto related exhibits. Interpret facilities that were used historically as changing rooms for polo players. Research the historic period of the basketball net in the tennis court; allow this feature to be experienced by visitors by providing historic reproduction balls and rackets.

- Driveway – provide opportunities for visitors to experience the original approach to the Ranch. Provide space for vehicles of the historic period to park along the driveway and polo field, as documented in historic photos.
- Front Lawn/Golf Course – restore hitching post for use by horse handler to hitch a horse here and further interpret Will's love of horses.
- Utility Corridor/Laundry Room – interpret the domestic life and activities experienced here by the Rogers family and staff.
- Lath House – restore for actual use in support of plant maintenance activities and to interpret Will's planting of the ranch.
- Porch and Patio – return the casual ambiance created by the Rogers family with outdoor furnishings and accessories that can be used by the public.
- Re-locate the 3-D topographical map of the ranch and remove other non-historic signs from view around the exterior of the historic structures and features of this area.

General Plan: Historic Site Descriptions

- Ranch House GP 18, 20, 21, 30-33, 75
- Guest House and Garage GP 33, 75
- Laundry Building GP 35, 39, 75
- Lath House #1 GP 39, 75
- Film and Meter Switch Vaults GP 39, 75
- Furnace Vault GP 39, 75
- Tennis Court GP 39, 77
- Ranch Lawn (Golf Course) GP 41
- Flag Pole. GP 43

General Plan: Current Conditions

- Ranch House and Grounds GP 75, 77

General Plan Recommendations and Compliance

- Restore, protect and preserve all existing historic structures. 2, 54, 96, 118, 119
- Restoration and reconstruction shall be based on accurate information. 54
- Historic Structures Report shall be prepared prior to any restoration or modification of historic buildings. 54
- Management, restoration, preservation, and maintenance will adhere to guidelines of the Secretary of Interior Standards for properties listed on the National Register of Historic Landmarks. 54
- Maintenance and repairs shall be made in a manner consistent with the original construction and time period. 55
- All Management Area is within the Primary Historic Zone. 49, 99
- Preserve and maintain the historic features associated with Will Rogers and his family's life at the ranch. 49
- Cultivated landscapes shall be restored to a condition that approximates is appearance during the Rogers era. 52, 55
- Replace existing historic landscaping in-kind. 72
- Provide disabled access when and where appropriate and feasible. 72, 98, 105
- Reduce inappropriate recreational activities that raise noise level and diminish setting as memorial to Will Rogers. 88, 96
- Bring electrical, lighting, security and fire alarm systems up to code. 95
- Interpret and implement furnishing plans. 118

Ranch House

- Continue use as a house museum. 55
- Protect this resource by limiting commercial photography and filming. 55
- Review structural integrity and repair as needed within Standards. 56
- Install fire alarms, security and environmental controls to protect house museum collections. 56

- Create “quiet zone” to assist tour guides in being heard and setting ambiance of ranch. 88, 97, 129
- Signs needed to maintain quiet area in lawn area are insufficient. 94
- Install motion detectors and reduce lighting. 118

Ranch House Parking Lot

- 93 paved spaces, disabled and bus parking. 91

Guest House and Garage

- Make interim improvements to structure prior to new visitor center construction. 2
- Continue adaptive use as park office, visitor center and gift shop until new visitor center is constructed. 56
- Remove the existing visitor center and offices so not to conflict with interpretive use in historic setting. 72, 97, 98, 105, 128
- Provide restroom facilities within structure. 72
- Public does not benefit from guest house as park office. 92
- Visitor center in garage diminishes historic setting. 93
- Current uses in structure detracts from ranch ambiance and spirit of place. 92, 93

Furnace Vault

- Restore and interpret as original. 105

Film Vault

- Restore and interpret as original. 105

Laundry Room

- Space is inadequate for a docent office and meeting room. 88, 128
- Restore and create historic exhibit. 88, 105

Lath House #1

- Restore and make available for horticulture. 107

Lawn/Golf Green

- Establish “quiet zone” to restore ambiance of visiting a private ranch. 88
- Reduce picnicking in order to reduce noise level. 88
- Maintain as open space and interpret golf use. 105
- Maintain as appeared in 1935. 111

Tennis Court

- Restore and interpret as original. 105

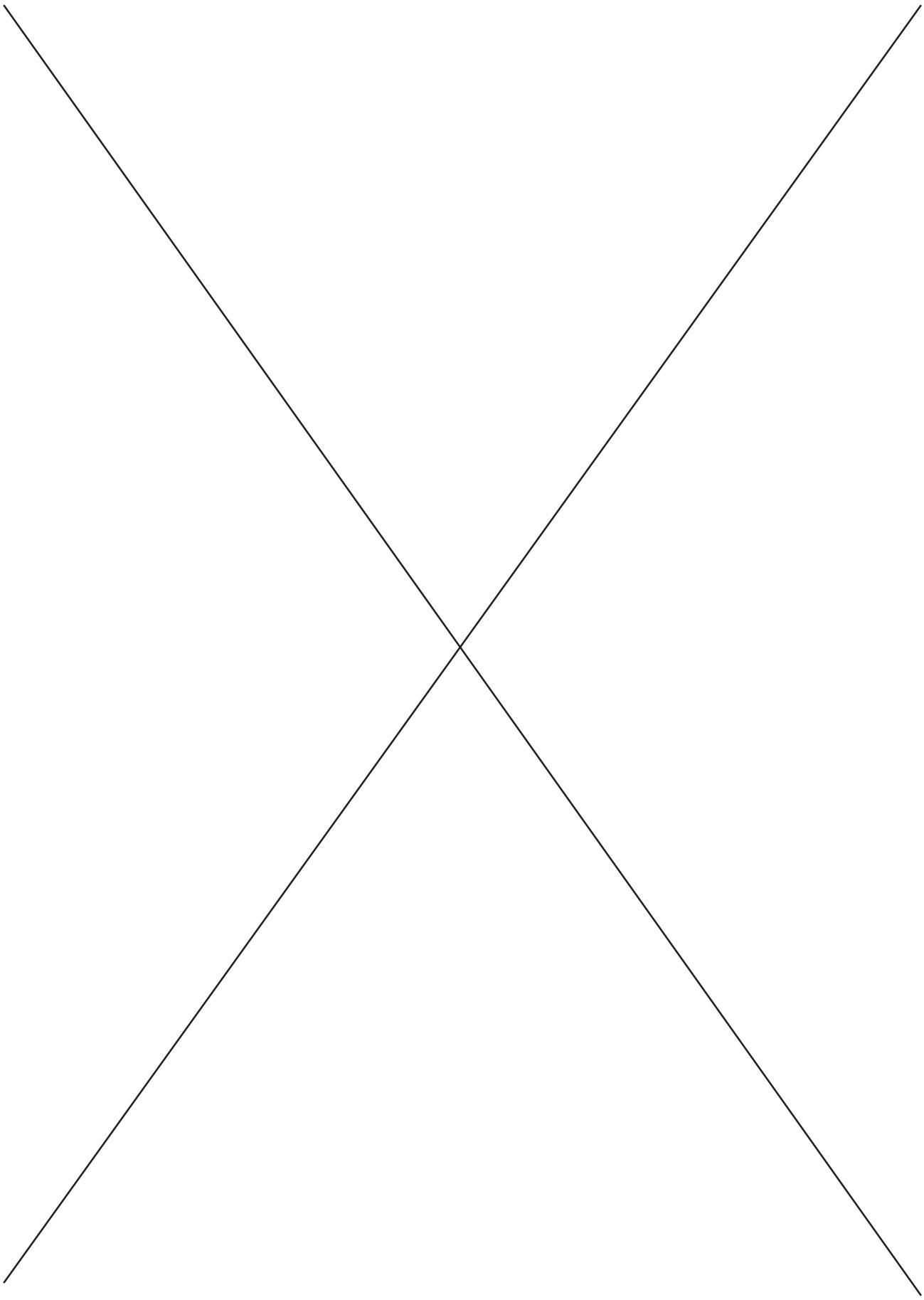
General Plan EIR: Adverse but not significant

- Provide disabled access to ranch house and guest house. 139

Conclusion:

The recommendations of the conservation plan are consistent with those of the general plan.

Conservation Plan - Area #1 - Ranch House



Notes:



The Mule Barn to the lower left and the Stable with riding ring stand out very distinctly without the large trees around. Will Rogers is just beginning to install trees on this side of the riding ring.

Conservation Plan for Management Area #2:

Stable Area

Remembering...

The Stable Area was the heart of the ranch's equestrian operations and a hub of activity. Will usually headed up there early, just after morning coffee. According to Betty, the very first thing Will did when he returned from a trip was to go to the stable and saddle a horse. There was a fine view of the stable area from Will's study, a view he appreciated and protected. He built a "sneak staircase" so he could come and go from the stables unseen. He even wrote articles about his "barn" saying he had a nicer barn for the horses than he did a house for his family.

Some twenty to thirty horses eventually lived on the ranch. There were horses coming and going from pastures, and daily exercises on the riding track in front of the stable. There were people coming and going also. Hands like Buddy Sterling and Old Doc saw to the feeding, grooming, and tack. Family and friends came to get mounts for trail rides and practice chukkers of polo, or just to hang out. The stable's large central rotunda, where Will thought he might rope in inclement weather, became the place where people came to saddle up horses. Polo horses were stabled and turned out after matches.

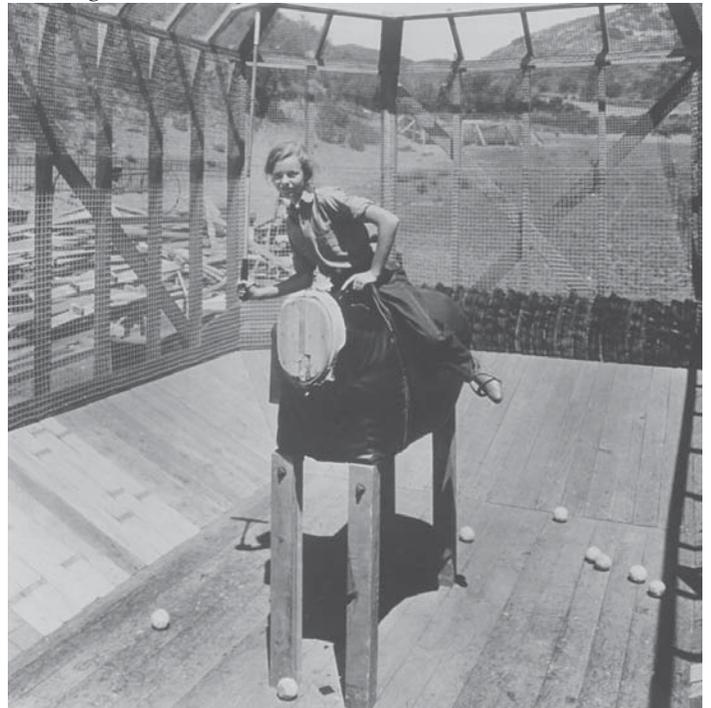
This area evokes strong memories for the Rogers family and their friends. Jim Rogers recalled his teen-age years there, "I don't know what ever happened to me, but I lived in the barn. And I've lived in one ever since. And up until my sister got to the age where you discover such wild objects as boys, she too lived in the barn... I never left the barn when I was home except to go out and romance." Jim, like his father Will

and his grandfather Clem, was an accomplished rider.

Will Jr., walking around the area in 1976, pointed out the riding ring and said, "This is where my brother and I used to practice trick riding. And you'll notice that the ring is very narrow and long. That was particularly for trick riding. I was never a very good trick rider, but my brother Jim practiced there, and became quite a proficient trick rider, and there are many pictures of him doing it. At any rate, that's where we used to practice our trick riding."

Now if you go behind the stables, you'll see a place where I spent many hours. This is the polo cage, and it's especially

Mary Rogers tries out the new polo cage in 1928.
Will Rogers State Historic Park Collection





Will Rogers horses were lined up for a group photo just after the Barn was completed. Note the lawn in the middle of the riding ring. *Will Rogers State Historic Park Collection*

constructed so that you can sit on a kind of wooden horse, swing, your mallet, and knock the ball up against the cage and it'll roll back to you. It's an extremely good way of practicing polo and it certainly will strengthen your arm and wrist. I spent many hours in that cage until my arm was literally trembling, because of the exercise it takes to use in that polo cage. I don't see many polo cages in use today, which I'm surprised at, because it's a very good way of learning polo.

Will, Jr. summed it up simply. "This was the horse center of our ranch—this was the reason that Dad bought the ranch, and the large price so he could have horses, so he could have polo, so he could have his roping, so he could have his relaxation. And if you do not see the stables, you really have not seen one of the major purposes of my father's purchasing this place...you can only get an impression of this place if you go up and visit the stables, because that was the center of activity when my father was here."

Historic Site Description

The pasture floor of Mitt Canyon drops gently down toward the stable, which is probably the ranch's most impressive structure. Here a level pad was cut into the sloping terrain, and cobblestone retaining walls were built to line the cut faces of the surrounding slopes. Framed by two hillsides and with Mitt Canyon as a backdrop, the stable sits here on this pad facing out to where the land continues its descent—out onto the great expanse of lawn and over the hills and trees to the Pacific Ocean. A sizable grove

of conifers once covered a portion of the hillside flanking the stable to the northeast, between Mitt and Heart Canyons.

In the immediate foreground of the green and white stable, Will planted aprons of grass outlined with short, white fencing. He placed vines on wood vine ladders against the stable façade and brought in full size trees to set off the composition. The real forecourt to the stable, however, is an impressive, elongated riding arena and exercise ring. It consisted of an outside track and turf center separated by threaded rope fencing. The entire riding arena is surrounded by white rail fencing on green posts. A line of eucalyptus was planted along only half of the long oval arena, presumably to protect the views to and from the stable. Shrubs outlined the other half.

Ranch roads were graded to access the various structures and features and connect them with other areas of the ranch. Secondary structures include a shed built into the retained slope to the rear of the stable and a lean-to groom's quarters and wash rack area connected to the back of the stable. The practice polo cage was situated to the rear of the stable also, nestled into the eucalyptus trees.

Historic Site Work

Original grading of slopes, pads, roads, and features

Original utilities, including water, sewer/septic, and electrical

Original drainage patterns and facilities, including rock channel.

Historic Structures

- Stable
- Shed
- Grooms Quarters

Historic Site Features/ Elements

- Riding Arena/ Exercise Ring
- Practice Polo Cage
- Rockwork: Retaining Walls, Drainage Channel
- Fencing
- Original Viewsheds

Vegetation

- Trees: Eucalyptus, California Pepper Trees
- Turf: Stable Apron, Riding Arena Center
- Ornamentals: Vines, Shrubs
- Fire Management: Brushing Back of Native Cover to Ridgelines.

Collections

- Stable Furnishings: tack, saddles, blankets, equipment and tools; furniture, accessories of original office and living quarters

Initial Site Development

- 1928-Stable wings moved from San Fernando Valley and a central rotunda built between them
- 1928-Riding ring (70x300 feet) built in front of the barn
- 1929-Living quarters attached to rear of stable built
- 1929-Cobblestone wall is shown in front of stable
- c. 1929-Eucalyptus trees were planted around east end of roping arena
- 1930s, Early — rotunda lowered, top row of windows replaced by louvers
- 1930, Summer — conifer grove surrounded by white rail fence
- 1933-Conifer grove and fence removed

Current Conditions

For many years under State Park stewardship, the stable, riding arena, and adjacent areas have been operated by concession or lease and used for boarding, grooming, and riding of personal horses. The upside of this is that there is the presence of horses, and their sounds, scent, and

Jim Rogers was a first class trick rider. Here he shows off some trick in multiple exposure with Dopey the horse doing the running. *Will Rogers State Historic Park*



movement add a living dimension to the wonderful old structure. The downside is that the general public is excluded from much of the barn area and experiences a measure of uncertainty about where they are allowed and whether or not they should be there at all. Also, the wear and tear of use, as well as the year-to-year accumulation of changes made to support this use, make preservation of historic structures and features much more difficult.

The stable was extensively repaired about ten years ago, so structural, interior, and exterior conditions are still relatively sound. There is currently some repair needed because of the everyday use and the boarding of horses. Unrecorded interior changes include the addition of a partitioning wall and probable changes to the living quarters made by tenants over the years. There are some drainage and seismic issues to deal with.

The practice polo cage was dismantled and unrecorded. Another cage was constructed across from the hay barn. In appearance, it has been considerably changed from the original. The historic riding arena and exercise ring is gone. The grading has been significantly altered,

and the turf and track replaced by another surfacing. Fencing and rock wall details have changed, as well as road widths and elevations. Plantings have naturally grown far beyond their historic configurations. Many have been removed and not replaced in-kind. The natural slope areas flanking the stable have heavy fuel loads, relative to Will's brushed hillsides. There is minimal interpretation available in this area.

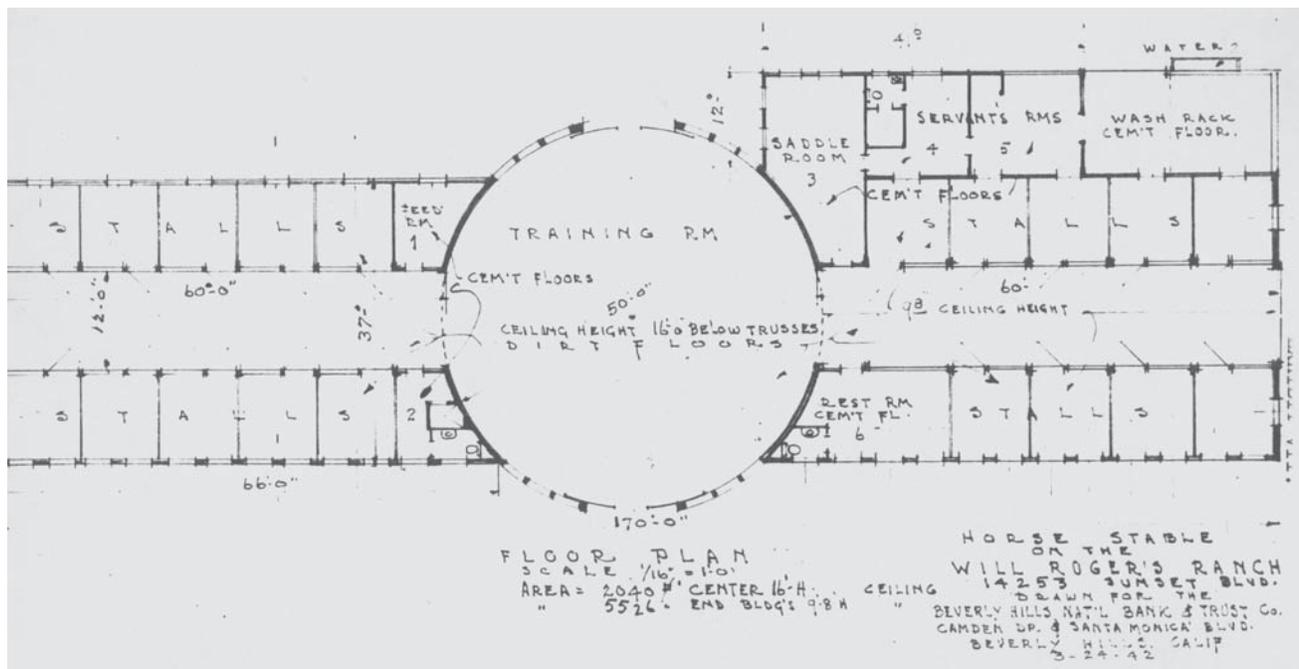
A physical inventory of the Stable has not been undertaken, although it appears that virtually none of the objects listed in the 1944 deed or in the 1942 appraisal are currently located there. However, several objects matching the descriptions in the 1942 appraisal are located in the Ranch House, such as chaps, lariats, and polo mallets.

Conservation Plan

Vision Statement

The Stable Area is once again a hub of activity. It is a place where Will's presence is felt, family memories are intact, and everyone is welcome. The area conveys through interpretive exhibits and activities the importance of horses to the Rogers' family and allows visitors to experience

The 1940 appraisal of the Stable. *Will Roger Memorial, Claremore Oklahoma*





View of stable, 1997.

the many facets of this relationship. The beautiful old stable is well cared for and used for appropriate special events and activities. The riding arena is again used for trick riding and other riding and roping demonstrations, as well as for the exercising of horses. The polo cage is rebuilt and used for practicing polo skills. Walking along the ranch roads in this area, visitors experience the ranch's true rustic character. Plantings reflect Will's original materials and design intent.

Site Work and Circulation

- Roads—restore original road grades, layout, surfacing and other features
- Grading—restore historic grades for related features such as riding arena
- Drainage—repair rock channels, integrate with master system
- Drainage—other drainage recommendations, per master drainage plan or engineer's recommendations
- Connect stable roof downdrains to new storm drain
- Construct French drain and/or v-ditch behind stable area and connect outfall to new storm drain
- Utilities—upgrade utilities as needed for future site program; all contemporary utility items should be hidden from view

- Replace existing sewer lateral from stable area
- Utilities—irrigation upgrades for water conservation, per master irrigation plan
- Circulation—implement circulation plan for this area as feasible, with minimal impacts to historic character and integrity
- Circulation—minimize visibility of contemporary service vehicles and parking
- Circulation—implement accessibility plan for area, including an interim shuttle for designated times

Site Features and Elements

- Reconstruct riding arena/exercise track
- Reconstruct polo cage per original specifications
- Relocate practice polo cage to original site behind stable
- Determine extent of original rock retaining walls and recover or rebuild as necessary
- Do not reconstruct rock wall in front of stables as appears in the 1928 photo without conclusive evidence that it remained until 1935
- Fencing restoration and reconstruction per fencing plan. Reconstruct fencing in

front of riding arena and in front of stables per historic photos. Paint to match historic green and white colors.

Structures

- Restorative treatments per architecture plans, for stables, sheds and grooms quarters
- Consider using a portion of the caretaker's apartment for kitchen and storage facilities to support special events

Vegetation

- Replant eucalyptus tree lines where needed; note alternate spacing of trees to reduce fuel loads
- See plan layout for tree placement around riding arena to ensure protection of views; also note treatments of other plant materials for view protection
- Grind stumps of downed trees to below ground level
- Maintain existing turf in front of stable
- Restore center turf area in riding arena, per historic layout
- Replant historic plant palette in front of stables
- Reconstruct vine ladders on stable façade and replant vines
- Maintain fuel modification areas per fire management plan

Collections

- Verify practice polo horse's authenticity and determine appropriate use, exhibit or storage, treat the practice polo horse currently located in the Broodmare Barn per conservators recommendations
- Re-pack polo mallets that are to remain in storage.
- Include the exhibition of the polo mallets when developing the exhibit/furnishing plan for the stable or visitor center; provide appropriate conservation mounting materials and methods.

- Treat polo mallets for object stability before exhibiting, but retain evidence of use such as chalk, grass, and soil stains.

Interpretation and Use

- Stable – install exhibits to interpret Will's love of horses and the general care of horses. Refurnish tack room, some of the stalls, and other spaces to interpret how the building was used. Use spaces such as the rotunda to present programs oriented toward children, particularly participatory activities such as trying on western gear, role-playing, learning simple rope tricks, and handling saddles and tack (Interpretive Strategy Report, 26).
- Stable – develop interpretive programs and special events that can be held in the rotunda. Locate a suitable space for kitchen-type facilities to support special events.
- Riding Ring – develop public programs that reflect the variety of riding that occurred at the ranch-- trick riding, polo, and Western style and trail riding.
- Practice Polo Cage – install a reconstructed practice polo cage and practice polo horse to interpret the importance of polo to Will and the purpose of the cage. Research the feasibility of allowing visitors to enter and use this feature.
- Remove the non-historic picnic tables from the front of the stable to interpret the historic views.
- Give special consideration to those that are relative to Will's character and values--cowboy lore; service to others; arts and entertainment; horses, polo, and roping; political and social commentary; broadcast media; and writing.

Related Topics Note: For more detailed information on individual topics, please refer to the following sections: master drainage plan, circulation plan, architecture, stonework/masonry, fencing, fire management, turf,

horticulture, viewshed protection, collections, interpretation.

General Plan Recommendations and Compliance

- In the Primary Historic Zone. 49
- This management area is within the Primary Historic Zone. 49
- All structures will be restored to primary historic period. 54, 105
- All repairs will be done within the *Secretary of Interiors Standards for Rehabilitation*. 54
- Provide disabled access when and where feasible. 72, 105
- Remove clutter, concession and park operational material from all area. 92, 105
- Adverse effects from the amount of use and number of horses need to be monitored. 94
- All utilities need to be brought up to today's codes. 95
- Prohibit parking of non-historic vehicles where feasible. 86, 105, 107
- Where feasible and not public safety issue, replace non-historic paving. 102, 107
- Rock retaining walls and ditches restored. If needed recreate as in era. 111
- Grade to original contours as determined to era. 111
- Landscape with plant material from era as necessary. 111
- Restore or reconstruct fencing as appeared in 1935. 111
- Develop and implement an interpretive and restoration plan. 118
- Restore all historic structures and features. 118, 119

Stable

- Decrease number of horses in stable. 2, 72
- Maintain the interior and exterior appearance in accordance with the Secretary of Interior Standard for historic preservation. 56
- Department will develop guidelines for preserving and protecting the stable from

further serious impact to original fabric as a result of stabled horses. 56

- Department will assure easy access for the visiting public to view the stable's interior. 56
- Develop barrier-free design to visit the stables. 98
- Restore the stable. 72, 107, 118, 119
- Reduce intensity of use by concession-boarded horses. 72
- Preserve the original fabric of structure. 89
- Remove parking from around stable area. 102
- Retain attached historical apartment for a caretaker's residence. 107
- Monitor effects on natural features due to number of horses in equestrian complex. 117
- Develop an adaptive use plan. 118
- Emphasis on appropriate types of horses and activities need development. 135
- Limit number of stable horses in stable. 135
- Monitor effects of horse boarding for greater wear in equestrian structures. 146

Riding Arena

- Retain for continued appropriate use. 72
- Maintain for interpretation of equestrian activities. 107
- Present concession discourages public from access due to safety reasons. Net loss is public use and interpretation of area. 94

Practice Polo Cage

- Maintain for interpretation. 107

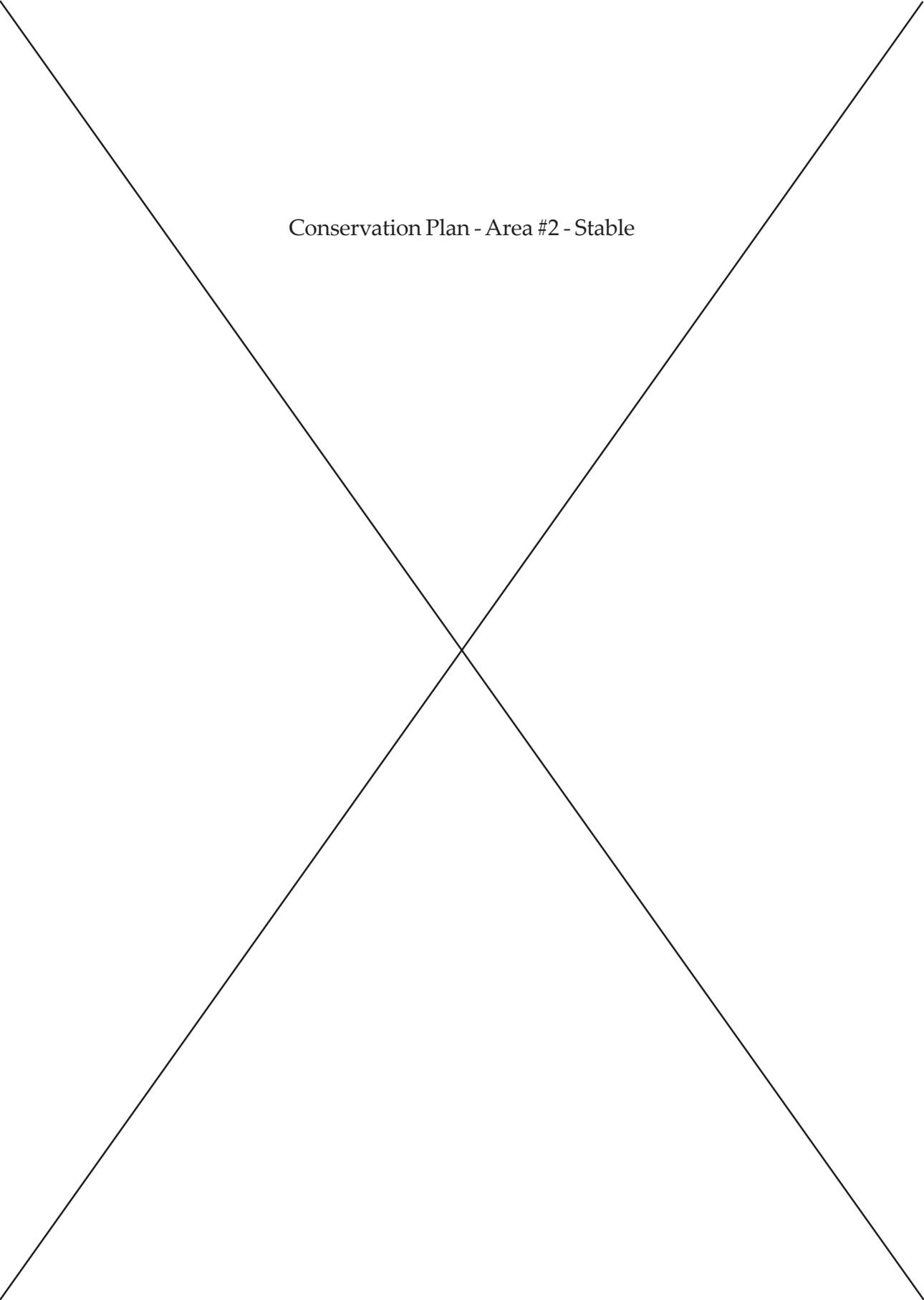
General Plan EIR: Adverse effect but not significant environmental effects.

- Implementation of the General Plan will cause no new impacts of the park's cultural resources. 146

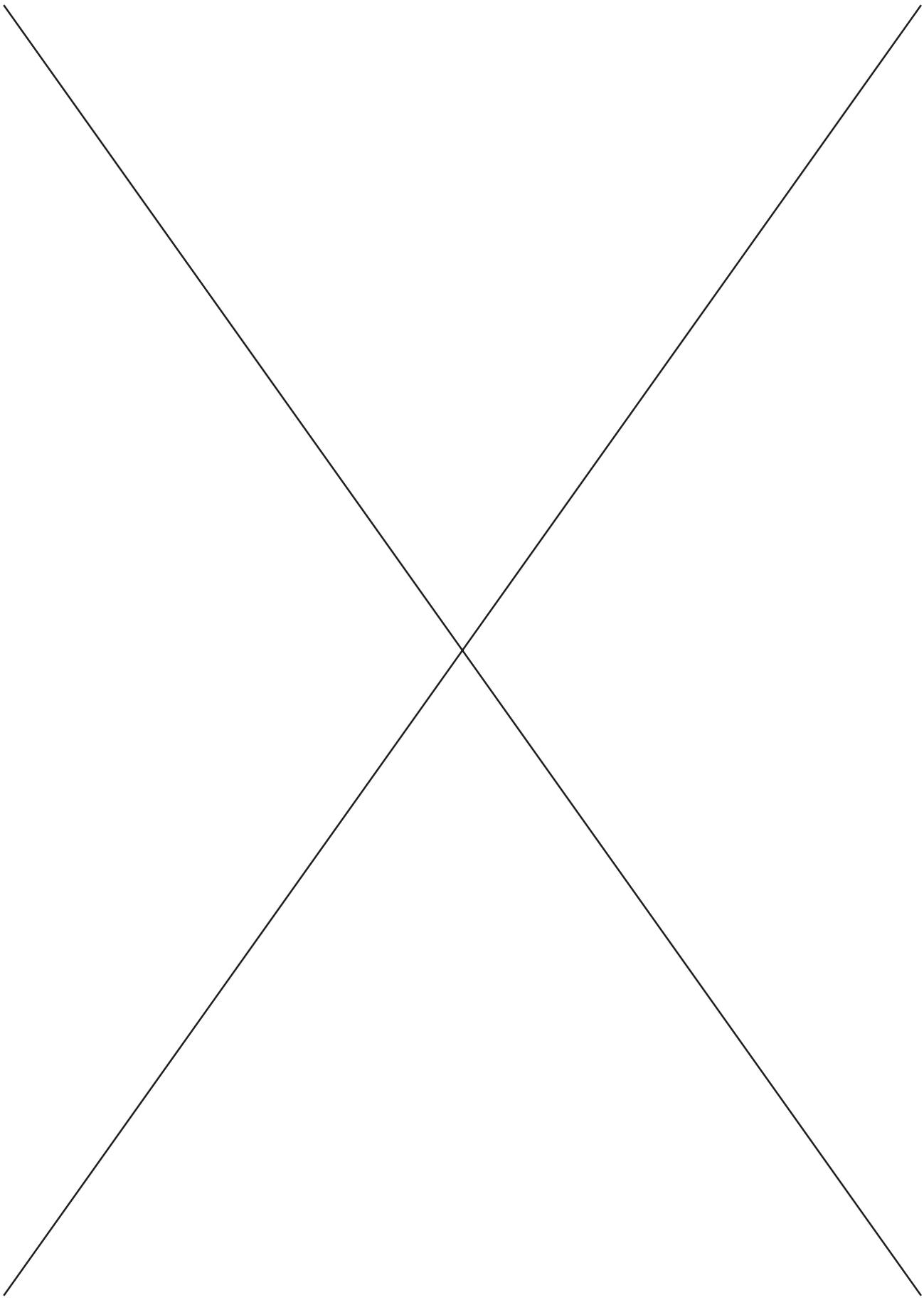
- General Plan recommended measures will arrest the decay and restore buildings where needed. 146
- Mitigation: Measures recommended in the Resource Element. 54
- Boarded Horses: Greater wear in some of the equestrian structures and original historic fabric.146
- Mitigation: Monitor by the department and adjust as necessary. 146

Conclusions:

Conservation plan recommendations are consistent with the general plan recommendations with additional discussion and exceptions noted as follows. Based on observations and further monitoring, it is recommended that the stable no longer be used to board private-party horses due to the inevitable negative impacts on historic resources and the considerable cost of restoring structures and features. Equestrian presence should be limited to less intensive, interpretive purposes only or to temporary special event use. This is consistent in intent and purpose with the existing general plan, as well as the recommendations of the Equestrian Advisory Group. The only non-compliant use recommended by this management plan is to consider partial use of the grooms quarters/caretakers apartment for support facilities (i.e. kitchen or prep room) for special events. Because it introduces a use not noted, it is recommended that language be added to allow flexibility in programming individual rooms of the facility.



Conservation Plan - Area #2 - Stable



Roping

Well, let's see, I think this is along about 1932 or 33. And it was around the 4th of July and we had some of these little Chinese finger crackers. A boy I went to school with there in New Mexico, a good little polo player, Tex Austin, was out here and on Sundays Dad used to rope on the polo field and after the polo game he'd pin some cattle, he'd rope and he would like to show off a little bit. And so he had this one old one-eyed steer that ran just as straight as a string and he would come in behind and make a very pretty loop and he'd come clear around in a beautiful mangona and just lay it out and catch this old steer. So, we were standing there and we decided it would be a pretty good idea if we put some firecrackers on the steer's tail. Well, little Tex, he could smoke in front of Dad so he was already picked to light it, so Blake and I...to see who wired him off, who opened the gate, and when this old one-eyed steer came out he got about two steps and this package of firecrackers went off and the steer took off in a dead run and Dad was riding a horse called Cowboy and Cowboy ran off and he lost his rope and he lost his hat and made a couple of laps around the polo field and in the meantime all the horses that were tied to the chute pulled back. They jerked the chute down. The cattle ran off and there were a lot of people up here that Sunday morning and Dad was so mad—everybody else thought it was the funniest thing in the world, but he was so mad—he was just—and he finally came back and all he could say was just sputter—and he just looked at us and he says, "You [expletive] kids.

Well, little Tex, he could go home. Blake went home to his folks in Beverly hills and I had no place to go. And I would get up real early in the morning and run to the barn, get on a horse and ride to the top of the hill and I'd wait 'til I'd see him go to work, then I'd come down and have breakfast....."



Will would also rope in the house. "He loved to rope and he'd rope there in the living room quite frequently and if the right people were there he'd get up and say, 'Come over here—I gotta show you this'. But it depended entirely on who was there and one thing—when Dad was home, everything stopped when "Amos and Andy" came on. Oh, they were out of sight."

Will took delight in teaching the children to rope. Each one had his own lasso. Roping was the usual after-supper pastime at our house. Will was always playing at it. It often seemed to me that I had four children instead of three, and that Will was the greatest child of all. BR 262



The Stable, Haybarn, Riding Ring, Bunkhouse and Roping Arena can all be seen in this photo taken in 1930. *Will Rogers State Park Collection*

Conservation Plan for Management Area #3:

Ranch Work Area

Remembering...

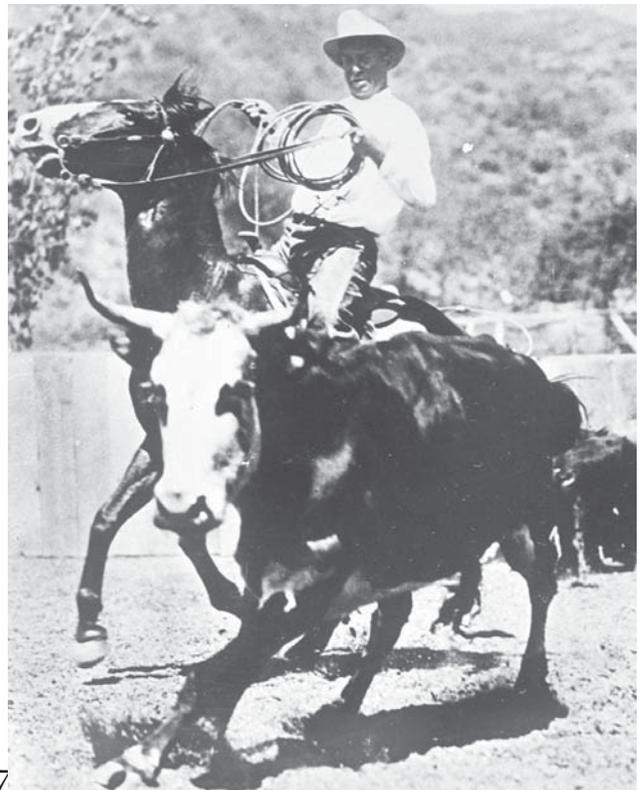
This area demonstrates an important aspect of Will Rogers and his ranch—the relentless impulse toward change and the continual modification or shaping of the ranch. Here the “making do with what you have at hand” and the “making it up as you go along” show us the truly vernacular side of the place. Jimmy Rogers said, “...during the period, and I would say the period of Dad’s life, it would be impossible to say how anything was. Because you just have to say, ‘Well, how was it on Monday?’ because by Wednesday it was entirely different.”

The first ranch structure, a barn, was sited here, well before the family was in residence. It eventually came to be called the mule barn, but it was originally built to house the family’s growing stock of horses, their tack, hay, feed, and an old cowboy from Oklahoma named Jim O’Donnell, who was hired to care for the horses. “Well, we used that until a horse pulled back and jerked about half the roof down and then we had to tear part of it down. And we moved, Buddy Sterling and I, we moved one part of it up here and then some of these little houses where the polo players stayed were some barns that we took a couple of box stalls and moved up and just put them up. And then I took five stalls and moved over to my place. . . .”

Fences and buildings went up, came down, and moved around. Oral history accounts of this area refer to various stables, sheds, and shops. Sections were moved up canyon, but it is now difficult to understand just what went where and when. Historic photos show piles of building materials set aside for recycling

into new sheds and add-ons. Referring to the stables that were built in the canyon around 1930 or ’31, Jimmy said, “It was just a shed for some hay and shelter is all it was. He just built that out of scrap lumber like everything else up there.” In fact, most of these structures were built with simple wood sill foundations on grade with dirt floors and sheathed with vertical 1 x 12 boards with battens.

The roping arena was an important feature of the ranch, and it, too, went through many configurations, as Jimmy Rogers recalled, “...the other area up here, for instance where the roping area was—that changed very frequently—that was always being redone.” He goes on to say that “Dad first put in a round, oval arena with a high board fence on either side. And he went down to Mexico and





Will Rogers with family and friends in the roping arena when it was in its round phase in 1928. *Will Rogers State Park Collection*

he got messing around with what they called charros. Now, charros use a ring, it's a round ring but they have a long shoot that comes off—it looks like a gigantic key ring. So he came home with this hot idea—we were gonna do this sort of like that—well it didn't fit. So we ended up with a kidney shaped ring....and it went down this way and around like this and back around this way. And then the goats got to jumping out of the ring because they could run along the side wall—it was slanted—and go over the top. So then he put some pipe that went up this way with some wire so the goats couldn't get over. The goats could still get over. So he decided that up on the far end he'd have to have a small round corral and they didn't have a round corral anymore so then he built this nice little corral out of all the sticks with the woven wire. Well, that was great except it wasn't big enough. They had to tear that down and build another one. It was a little bit bigger. And we had a shoot down on one end and then he didn't think that was quite good enough and so then we came out and we built a shoot out in this pasture. And then he had one down

on the polo field. But we would sit up there [at the roping ring] and rope all day long [Buddy Sterling, Dad, and I].

Historic Site Description

An exact chronology of this area is difficult, given its ever-changing character. There are very few photos to document all of the changes Will instigated, and oral histories are somewhat confusing without the visual references. The names of structures have changed over the years. For example, what the 1942 Appraisal called the "old auto shed" is now referred to as the blacksmith/carpenter shop, and the "old storage shed" is most often now called the "hay barn." More recently it is being referred to as the "carpenter shop," particularly by the maintenance staff that uses it as such. What is left of the mule barn is now the foreman's house, but has also been referred to as the bunkhouse.

The 1930 photo gives us the most definitive overview. It shows us an organic, but orderly site organized around a complex of corrals,

pastures, structures, and features. The various structures are arranged along the base of the southeast wall of the canyon, tucked tightly back against the steep slope. Consistent with the rest of the ranch, this arrangement maximizes the usable open space area in front of each building.

Rogers used trees and fences to bring a measure of order and unity to the area. The fence and tree lines were adjusted as needed to accommodate Will's site changes. Altered sections of the hay barn actually incorporated existing trees into the roof. The trees shaded, softened, and greened up the area. A sizable eucalyptus grove once existed between the hay barn and the roping ring, but portions were removed when the ring was expanded. The '42 Appraisal provides simple floor plans for four of the structures shown, including an old stable that no longer exists.

The **Mule Barn** was the first building constructed on the property by Will Rogers. It was built in 1925 for the family's horses, and can be seen in an aerial photograph taken that year. At that time the Rogers still lived in Beverly Hills but had so many horses that there wasn't room for all of them there. The three-sided "U"-shaped Mule Barn had a low shed roof with box stalls, a feed room, and a tack room. It also had a stove and two rooms for living quarters. In 1929 or early 1930 a horse tied to a post pulled part of the roof down. By the summer of 1930 two wings were

removed, leaving only the southwest portion containing the living quarters.

The **Foreman's House** is what remains of the original mule barn. It housed various foremen and was expanded and remodeled in 1935 after Will's death and converted to a bunkhouse for ranch employees. The wings that had been removed were set up between the hay barn and roping corral and used to quarter polo players during the 1932 Olympics. One of the sections that moved to near the roping arena was moved one more time and today may be located in Santa Monica Canyon along Channel Road. This move occurred about 1943, before the ranch was given to the state.

"There was always someone living in the bunkhouse. During Mr. Roger's time Gay Henshaw lived there. Then, Buddy Sterling, head stable man, lived there with his family. After Mr. Roger's death, Tex Wheeler, the artist, lived there with his family. Later, it was occupied by one of the groundsmen with his family (E. Sandmeier, GP 185,186)."

The **Blacksmith-Carpenter Shop** was in existence by 1928. Historians note that the structure provided a shop for the full-time blacksmith to shoe horses and repair equipment while also providing workspace and storage for carpenters. However, the '42 Appraisal refers to it as the "Old Auto Shed". The surrounding area was primarily dirt-



Hay barn in 1950
Will Rogers State Park Collection

covered. A line of large shrubs/small trees ran along the front of this shop.

The **Hay Barn** (Old Storage Shed) is a large, rambling structure terraced into the hillside at two levels. Constructed between 1928 and 1930, this storage barn was obviously cobbled from a number of other structures and exhibits a variety of windows and roofing materials. The structure was used to store hay, feed and related supplies for the horses maintained on the ranch. There are three primary sections of the building—a large enclosed area on an upper terrace; an open area just below and in front of that, which is covered with a shed roof; and an angled, open walled portion running off to toward the southwest. A white fence with a double gate enclosed the barnyard. An antique gas pump was located here well into the institutional period.

The **Old Stable** was notched into the hillside approximately where the lath house exists today—a series of six box stalls and roof overhang. It was a simple board and bat structure with a dirt floor, there was no foundation or wall studs. It appears to be one of the structures constructed from the wings of the former Mule Barn and recycled scrap lumber. It faced out to a sizable fenced pasture or corral area running along the canyon to the roping ring. This old stable is shown by 1930 and existed at least until 1942, but no longer exists on site. Several other identified structures were constructed in this area, but were not recorded in the '42 Appraisal.

The **Roping Ring** (Roping Corral) was built and in use by 1928. It was one of the most important features of the ranch. The original ring was about 70 feet in diameter and built of high planks set on end and angled outward so a rider could come in close to the edge without catching a stirrup. The inside of the ring has a dirt surface. Small eucalyptus trees were planted along the west side, and a rail-fence corral was located on the south end. A small grove of eucalyptus trees was located

between the roping ring and the hay barn and shops to the southwest. Around 1932 Will expanded the corral by taking out the south half and extending the fence as far in a southerly direction as he could. This resulted in a kidney shaped arena with a roping chute and catch pens on the southwest end. A small goat-roping pen of willow poles was located at the north end of the roping arena (JR 1976; WRJr 1976). Although goat roping was another of Will's many passions this feature was seldom used (JR 1999). The kidney shaped roping corral burned in a brush fire in 1938. A reconstruction was completed in 1958. This was replaced in 1999.

Site Work

- Historic Roads
- Historic Drainage Features
- Historic Trails

Site Features and Elements

- Roping Ring
- Goat Pen
- Fenced Barnyard Areas
- Fenced Front Lawn Area of Foreman's House
- Other Fence Lines

Structures

- Foreman's House
- Carpenter/Blacksmith Shop (Old Auto Shed)
- Hay Barn (Old Storage Shed)
- Old Stable
- Two Unidentified Structures

Vegetation

- Original Tree Lines
- Eucalyptus Grove Remnants
- Turf Lawn, Shrubs, Trees at Foreman's House
- Native Slopes of Southeast Canyon Wall

Collections

- Tools and Vehicles Associated with Barn and Workshops



View of maintenance area, 1997.

Current Conditions

This area's tendency to change did not stop during the institutional periods of the ranch's history. The neat and tidy ranch area shown in the photo presents a much different image than what can be seen there today. The original rustic dirt roads were paved over, curbed, and channeled for drainage. Many of the parallel white fence and tree lines are gone, as are the fenced corral and barnyard areas in front of the old shed (hay barn) and the stable.

The old stable and two other unidentified structures are not there today. The storage shed/hay barn is currently used for sector maintenance operations, and the surrounding yard is paved over and striped as a parking lot, primarily for boarders and maintenance personnel. Non-historic, modern structures, equipment, and supplies, including additional storage sheds, gas pump, lath house, and maintenance vehicles clutter the area. The hay barn itself has been much modified over the years and suffers from serious structural problems, due both to its ad hoc construction and the forces pushing on it from the rear slope.

The ranch foreman's quarters presently serve as a park staff residence. Previously, the park used the residence as an employee lounge and

as a nature center. The carpenter shop was also used as a nature center for a while, but is now vacant. The blacksmith portion of the structure was used interpretively for a period, but now serves as a maintenance storage area.

The Blacksmith Shop currently contains an anvil, forge, and various tongs. These items are included on the 'Tools and Equipment' list, although research has not yet been undertaken to conclude that these items are indeed original to the Rogers Ranch. It should be noted that although there are catalogue cards for the anvil and forge, actual catalogue numbers could not be located on the objects themselves.

Several of the pieces included on the 'Tools and Equipment' list, such as a walking plow and a Fresno, are no longer located at the Rogers Ranch. However, items fitting these descriptions are currently located at nearby Topanga State Park and Los Encinos State Historic Park. Additionally, a dolly has been located in the Broodmare Barn that may be original to the Rogers Ranch. Although several vehicles can be seen in historic photographs of the Barnyard-Workshop Area, only one vehicle is listed on the 1944 Will Rogers Deed, but it is a 1941 truck – a model that would have appeared at the Ranch after Will's death. Based on museum records, neither of the two

vehicles currently located near the Hay Barn appear to be original to the Rogers Ranch. Whether or not any items from the 'Tools and Equipment' list are associated with the Roping Corral has yet to be determined.

Non-Contributing Structures, Features, and Elements:

Lath house
Contemporary storage sheds
Chain link fencing
Modern vehicles and equipment
Gas pump
Modern Roads

Conservation Plan

Vision Statement

This area of the ranch once again looks much like the photograph taken in 1930. It shows a rustic, but orderly setting delineated by rustic roads, fenced yards, and shade trees. Each of the ranch buildings again has its complimentary outdoor area, and the whole is organized and unified by the landscape with its hillside backdrop, heavy planting of eucalyptus trees, and basic dirt paving. It is as neat and tidy as in Will's day. It is a quiet, shady, and peaceful place punctuated by the same sounds heard there long ago—the hammering of metal in the blacksmith shop, the sawing and nailing together of scraps of wood and the sounds of horses, mules, and goats. The air should smell of alfalfa hay, eucalyptus, and sagebrush. Folks sometimes come just to enjoy the quiet simplicity of it all.

Some days there is quite a lot of activity going on. Classes of children come to experience Will's ranch. They may try their hand at roping, riding, or being a ranch hand. They may write, give political commentary, broadcast a radio show, or make a movie. They will learn quite a lot about Will Rogers, the cowboy philosopher. The wonderful, old vernacular buildings are thoughtfully preserved and restored. They provide great

spaces for classrooms, exhibits, and hands on activity areas.

Site Work and Circulation

- Remove asphalt paving on road and parking area; replace with compacted dg
- Redesign parking at Foremen's house to minimize visual impact to Primary Historic Zone.
- Underground drainage if necessary
- Restore rustic quality to ranch roads
- Restore original grade to Bone Canyon road
- Construct rock-lined drainage swale
- Divert outfall from gabion wall around concession corral area
- Construct new storm drain and runoff interception facilities
- Replace existing sewer lateral servicing foreman's quarters
- Construct French drain behind hay barn
- Construct French drain and v-ditch behind foreman's quarters

Site Features and Elements

- Reconstruct the corral and barnyard areas shown in the 1930 photograph.
- Fencing per historic fence plan; reconstruct gates.
- Remove all modern items: chain link, vehicles, and all stored equipment and materials that clutter this area.
- For the interim, rehab existing gas pump so that vehicles can pump to the rear of the tank; encase other sides with wood shed-like structure typical in construction to other ranch buildings. Historic photograph shows additional structures in this area.
- For the long term, relocate gas tank and pump to new maintenance area.

Structures [per architect's recommendations]

- Hay Barn—vacate and stabilize

- Hay Barn—record and develop a treatment plan to preserve, repair, rebuild, and rehabilitate as necessary.
- Hay Barn—Install public restroom.
- Hay Barn—Consider using the barn for the storage of hay, feed, and other ranch materials and equipment; historically appropriate maintenance functions not housed in other structures; as well as for interpretive or educational activities. These may include classroom facilities, display areas, and work rooms.
- Remove lath house and other contemporary structures.
- Reconstruct Old Stable; consider using it for horse, mules, etc. that are corralled there
- Carpenter and Blacksmith Shops—per architect’s plan
- Foreman’s House—per architect’s plan; exterior to accurately convey historic appearance; retain as residence; modify parking arrangements to protect historic character.

Vegetation

- Replace missing historic trees per photographs
- Identify and replant shrubs per photographs

Collections

- Conserve and display remaining collections per furnishing/exhibit plan.
- Hay Barn, once stabilized can be used to store equipment, tools, and other historic items, especially those currently stored at Topanga.
- Make improvements for objects in storage (re-packing and re-locating).
- Treat metal objects (blacksmith tools and ranch equipment).
- Upon confirmation of historic authenticity, determine

appropriate use and treatments for the two vehicles.

Interpretation and Use

- Foreman’s House – add storytelling and other passive interpretive programs for small groups in the lawn and porch area. Interpret the continued tradition of this structure being used to provide housing from the historic period to the present.
- Carpenter and Blacksmith Shops (old Auto Shed) – interpret the working side of the ranch by developing these spaces to support programs and exhibits where demonstrations of early 20th century skills such as woodworking, blacksmithing, and auto mechanics can be held.
- Hay Barn – interpret the working side of the ranch to enhance the visitor’s understanding of its development, construction, and maintenance. Add hay and period machinery to appropriate sections of the barn to interpret this structure’s original use and to display the items used to build the ranch. Enhance the story of this structure’s vernacular style by adding piles of period-type scrap lumber, per historic photos. Provide classroom space for interpretive programs. Consider developing a space within this structure to display original architectural elements (such as the doors currently stored in the Brood Mare Shed) to further interpret the building components of the ranch.
- Roping Arena – interpret the enjoyment Will and his children experienced in this space by engaging visitors in roping and riding activities. Provide seating for public use during demonstrations.

General Plan Recommendations and Compliance

- This management area is within the Primary Historic Zone. 49
- All structures will be restored to primary historic period. 54, 015
- All repairs will be done within the *Secretary of Interiors Standards for Rehabilitation*. 54
- Provide disabled access when and where feasible. 72, 105
- Remove clutter, concession and park operational material from all area. 92, 105
- Prohibit parking of non-historic vehicles where feasible. 105, 107
- Where feasible and not public safety issue, replace non-historic paving. 107
- Develop and implement an interpretive and restoration plan. 118
- Restore all historic structures and features. 118, 119

Ranch Foremen's House (aka. Mule Barn, Old Barn and Bunkhouse).

- U-shaped mule barn was remodeled into a bunkhouse during the historic period. 35
- Used as employee residence. 35
- Had major repairs and remodels. 35
- Retain as a park residence for security. 72, 107
- Preserve historic integrity of exterior. 72, 107

Carpenter and Blacksmith Shop

- Built sometime in 1927 and had contained varied ranch functions over the years. 35
- Used as an exhibit for blacksmith work. 35, 77
- Used as a park nature center. 35, 77
- Create a house museum. 107
- Retain adaptive use for nature center as interim. 107

Hay Barn

- Built sometime in 1928. 35

- Used as Park Maintenance Shop. 35
- Restore to historically appropriate storage of maintenance supplies and tools. 72
- Install restroom in non-intrusive section. 72
- Gasoline and materials stored within vicinity. 77
- Remove maintenance and operational material from hay barn. 92, 94, 118
- Remove vehicle parking adjacent to structure. 94, 102
- Remove parking stripes. 94
- Give public access and interpret site. 94
- Remove hazardous material from adjacent area. 127
- Store only essential equipment needed for daily operation of area. 127

Roping Arena

- Complete construction in spring, 1928. 41
- Important feature on ranch because of Rogers' hours spent here roping calves. 41
- Sometimes called "corral" or the "ring" by family members. 41
- Used by concession for storage and riding lessons. 41
- Original configuration was a tear-drop shape. 77
- Used for special roping events and riding lessons. 77

Lath House

- Restore and use for horticulture. 107

General Plan EIR: Adverse but not significant environmental effects

- Housing: Removal of residence from Forman's house will require employees to find affordable housing in the area 142
- Mitigation: None 142
- Parking: There will be minimal change in the total amount of parking. 142
- Mitigation: None needed. 142

Cultural Resources: Implementation will cause not new impacts. 146

- Mitigation: Measures recommended in Resource Element, p.54 Will arrest the decay and restore the building. 146
- Affordable housing in the area: No mitigation recommended. 142

Conclusions:

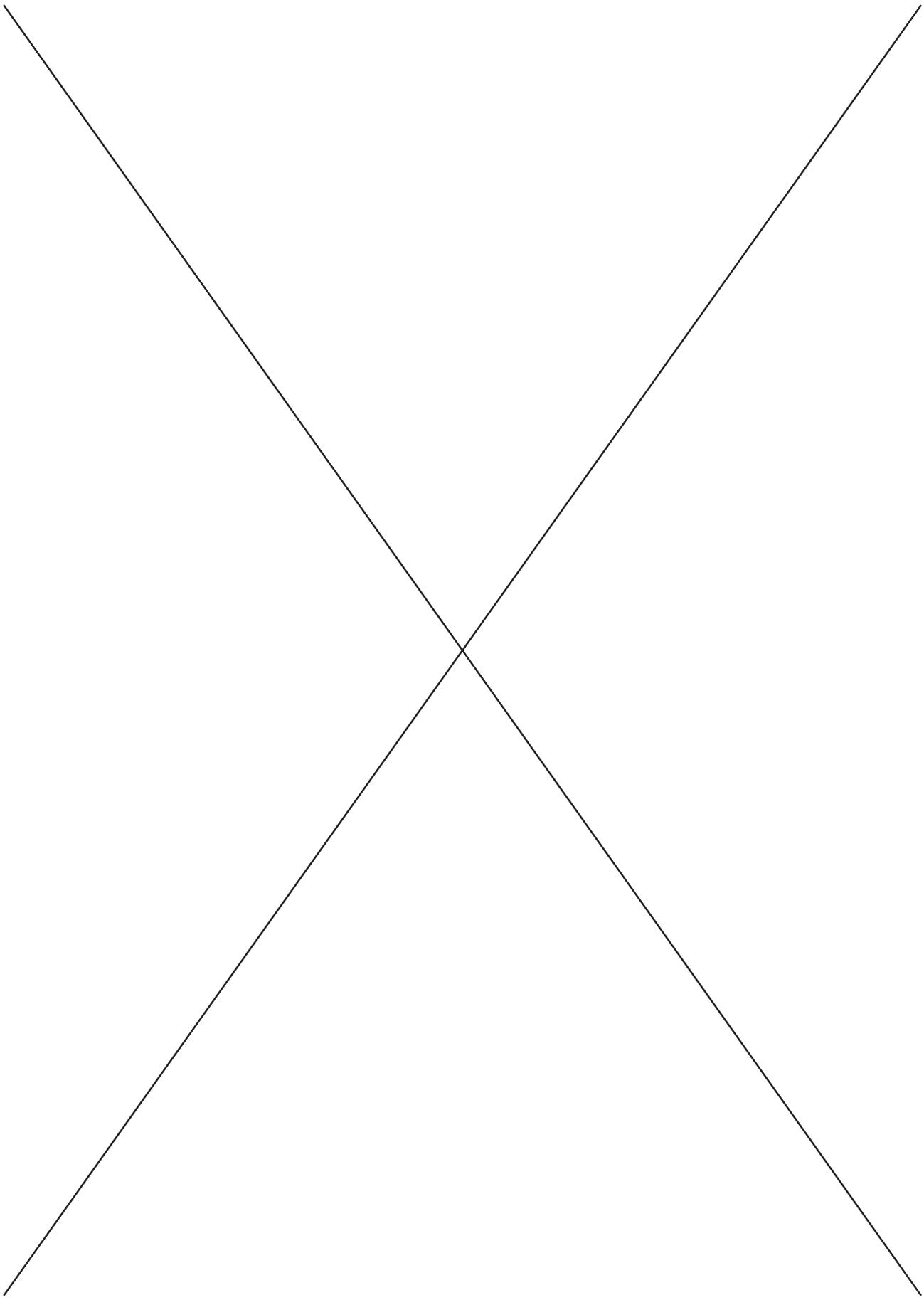
The conservation plan is, for the most part, consistent with the general plan. Inconsistencies include the removal of the lath house as a non-contributing structure that dates from park years and the reconstruction of the “old stable.”

Use of the hay barn is nebulous in the General Plan. However, the interpretive/ educational uses now recommended may be beyond what was envisioned at that time. The most important requirements are for the building itself to be made safe, sound, and accurate in conveying its vernacular character and detail. Any use of the structure today must be considered essentially contemporary, and such uses may continue to change. To date, we have little information on the historic uses and furnishings of this structure, and a limited historic collection associated with it. Consequently, an integration of display and activity areas would be appropriate at this time.

Notes:

Map to follow:
Conservation Plan - Area #3 - Ranch Work Area

Conservation Plan - Area #3 - Ranch Work Area



Notes:



Conservation Plan for Management Area #4:

Polo Field

Remembering...

A personal polo field is an unusual feature. Will Rogers' Polo Field was one of the first things constructed on the property—built, in fact, before there was even a weekend cabin to stay over night in. The polo field was the grandest of the open space features of Will's Santa Monica Ranch. It was also a focal point of activity. It served the family's enthusiasm for polo, riding, and became the center of much social interaction. "Everybody came and just played and played and played—sometimes we ran out of horses (J. Rogers, 1976)."

The Will Rogers Polo Field has many unique characteristics, as well as an unusual history. It was laid out on an east-west axis on the widest section of the mesa. Although it was put in over existing agricultural fields, construction took quite a long time. Jim Rogers explains, "Well, they didn't have bulldozers and carryalls and all that sort of garbage. This was all done with fresnos and wagons. They didn't have dump trucks and things like that. Why we worked it all with mules—there must have been 100, 150 mules working out there. Mulharin's brother—I forget what his brother's name was—his brother graded U.C.L.A....Yeah, did the grading work on the UCLA campus. With the same bloody mules...It was planted and brought out. I think somewhere there's some pictures of it. There used to be. All dug with teams (J. Rogers)."

It was unique in layout. As Jimmy tells it, "...our field was kept just a little bit shorter and a little bit narrow....There wasn't enough room.

And in order to give enough run-out room, why we had to keep it short. And the other end—in order to come around for the road I guess by the time everybody got everything figured out, they just cut her off a little short. And then it's graded high in the center and graded off to the side for an irrigation idea that didn't work. And it's almost a full width but not enough difference that you'd really notice it. For all intents and purposes it's satisfactory."

The field was more than satisfactory for the informal "sport" matches most often played on it. Jimmy said they played primarily to have fun and "anybody that wanted to play Sunday that wasn't in the Sunday game or the afternoon game [at the Uplifters or Riviera fields] it gave them a chance to play. And I imagine this field would get the equivalent of over 30, 40 games a year on it. That's why it was such a good field. Because it wasn't often used...we didn't put the traffic flow on it—like some of these other fields had. That's why it had the big deep cushion and the wonderful turf. Of course, it's getting pretty well worn down now [referring to the field's condition in 1976]...Why sure, you could just go out there and hit a ball around...We used it a great deal that way (J. Rogers)."

Emil Sandmeier recalled that Will "generally tried to have a practice game here on the field on Thursday or Saturday afternoon or Sunday morning. If they were not playing Sunday afternoon and using the horses at the time, he tried to have a polo game here on Sunday morning and, of course, there were always



The Polo Field in 1928 with the staging area on Sarah's Point to the right. *Will Rogers State Park Collection*

many people here, friends and polo players around, and he had them come up here to lunch, a whole gang of them, and there were always from 20 to 40 people and sometimes more people than that, here for lunch on Sunday. It was always very informally done but everybody enjoyed it and it was just his way. After lunch, everybody, or most of them, would go up to the roping corral and rope for the rest of the afternoon until it was time for his daily article or until he had to go off on Sunday afternoon for a broadcast.

Polo competed with roping as Will Rogers' favorite pastime. Jim Rogers recalled, "He was a real polo enthusiast and he played all the time up until the last couple of years...And then he kind of backed off and he spent more time roping. I don't know which he liked better...it just sort of depended on how the mood hit. He kind of blew hot and cold from one to the other. He liked to rope better than he wanted to play and then he liked to play better than he wanted to rope and then he didn't know and he'd go back and forth." Will eventually built a chute on the polo field for roping, and Jim said they used "to get calves

down there and throw calves on the polo field" as well as up at the roping corral.

In addition to Will's polo trophies, Emil Sandmeier once pointed out a number of items in the house associated with Will's passion for polo—the polo stick used by the children when they first learned to play polo; the saber presented in ceremony to Mr. Rogers for his kindness in allowing the Holland team to exercise their horses on the field during the '32 Olympics; and a quirt presented to Will by the Duke of Windsor when he played polo with him in New York in 1924.

The Sunday matches would include Hollywood executives like Hal Roach, Darryl Zanuck, and Roy and Walt Disney; stars such as Spencer Tracy, Leslie Howard, James Gleason, Bob Stack, and Big Boy Williams; locals like Snowy Baker, who ran the old Riviera, and Winslow B. Felix of Felix Cheverolet; and quite a few good women players, including Audrey Scott, Aggie Christine Johnson, and Mrs. Tracy.

The games were often rough. Once in a Sunday game at the Riviera Polo Club, Will reached out and "bulldogged" Big Boy

Williams off his horse and the two fell rolling on the grass in front of the grandstand. Once Jim Rogers bumped his father so hard “it knocked his horse down and he landed on the sideboards. He lay there motionless and as I jumped from my horse and ran to him, all I could think of was that I killed him. As I got to his side, he moved and tried to sit up. Still stunned and groggy, the first words he said were ‘Is Rody all right?’” [JR nd]. One day Walt Disney was involved in an accident where another player lost his life. He never played again.

Many benefit games were played on the field, several a year. At that time there would be large groups of people around—players, guests, family, friends—and barbecues or buffets were arranged to serve them. The polo field, as well as the practice field over on the West Mesa, were sometimes used to augment the tournaments at the Riviera and Uplifters clubs. Will also hosted a number of out-of-state teams from New Mexico, Arizona, Oklahoma, and Texas, helping them with travel arrangements, boarding, and financial support.

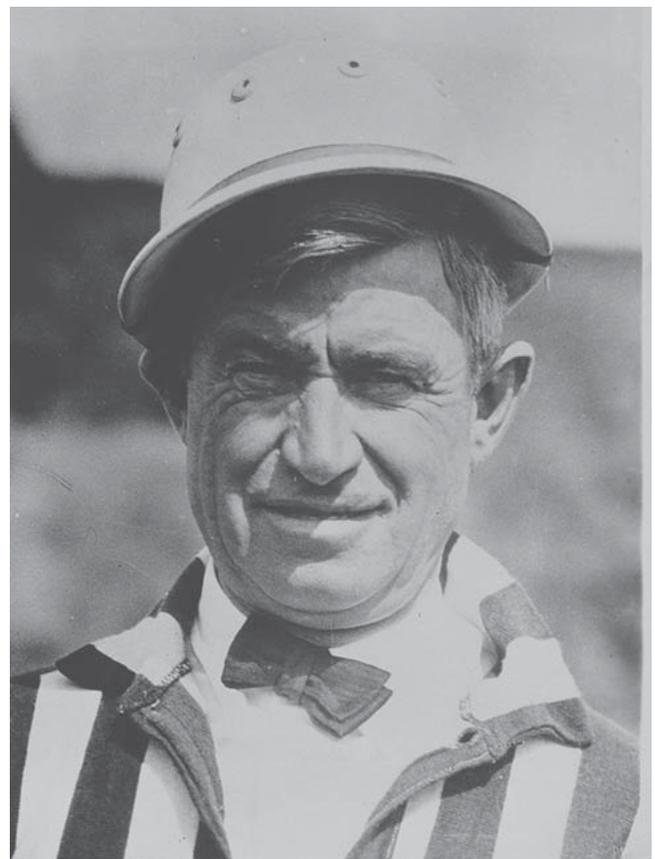
During the '32 Olympics several teams used facilities at Will's Santa Monica Ranch. Jim Rogers recalled: “The American team stayed here, the American Equestrian team. He stabled the American team, and the Dutch team from Holland, and the Japanese aggregation, they used to come up here a great deal and the Mexican boys used to come up a lot and there was a bunch from Sweden used to bring their jumping horses up here and give them a work out in front of the stables and there were, I guess, it was Belgium that used to come out a good deal. The Hollanders were here all the time.”

The field was used not only for Sunday matches, benefits, and to augment tournaments and special events like the

Olympics, but it was also used in the family's daily pattern of ranch living.

Jim said “We sticked and balled on it almost every day...you could just go out there and hit a ball around...We used it a great deal that way.” When asked about learning to play, he said, “Oh, let's see, we started just like every other kid that grew up around a polo field. Walking, on horses, sticking balls and hitting balls. And that kept up and kept up until finally we got to play in a few games and then we got to play in a few more and then we were playing. And I started to actually play, in I guess I was about 15 or 14 . That is, when I could get into a game. But I've been hitting polo balls since I was 7, 8, 9 years old. Jimmy also remembered that he often using the polo field to exercise horses.

Will Rogers in polo outfit.



Emil Sandmeier remembers Will's daily routine. "Often Mr. Rogers had his first cup of coffee in the morning right in the kitchen where he stood up and leaning on the stove, perhaps, and glancing over the morning paper. Then he would ride around and exercise the horses on the polo field or ride around on the hills until it was time to go to the studio....Then, the minute he got home from the studio or any meeting or assignment that he had, he would be on a horse again, up in the corral roping or getting the children to go down to the polo field and play a few chukkers of polo. He was very proud of his polo game and of his own polo team, because he had his whole family on the polo team. At one time he mentioned that he had his own team until Mary turned social on them."

So, reflective of Will himself, the Will Rogers Polo Field is unique. Not a regulation field, it's idiosyncratic in construction, layout, and topography. Jimmy Rogers had emphasized that the polo field was used to have fun. Will created this great turf-covered open space served multiple functions and uses. Will loved aviation and another quirky aspect of Will Rogers' Polo Field was its occasional use as a landing strip. His close friend Fred Stone landed his plane there once on a visit. Many years later, President Reagan landed there when visiting his home in Pacific Palisades. Will feared wild fires and recognized that his open spaces areas served him well as large fuel breaks. Today, his polo field is fittingly designated as an official helicopter landing area for fire-fighting purposes.

Historic Site Description

Work began on the Polo Field in 1926 and continued for about 2 years. The field was laid out on the mesa previously cultivated by the Japanese truck farmers. A work camp was established and crews cleared away and burned brush. Mule drawn fresnos and wagons graded the ground.

The polo field at Will Rogers' Santa Monica Ranch is not regulation size, measuring 340 by 800 feet as opposed to the official requirements of 450 by 900 feet for championship fields. It was graded high in the center for an irrigation plan that didn't work. Historic photographs show that the field was surrounded by a white painted rail fence on the east, south, and west sides. On the north side the fence extended beyond the field and then turned and ran along the south side of the driveway leading to the house. A wide elevated berm separated the driveway from the field within the fenced area. The entire area surrounded by the fence was planted with a hybrid Bermuda grass watered with Rainbird sprinklers (RY 1992). The playing area was defined by white painted perimeter "boards" at each corner toward the goal posts. These consisted of a pair of posts at each end of the field. They were painted white at the top. Indicative of Will's enthusiasm for both polo and roping, calves were often taken on to the field. Two roping chutes and several picket lines were located outside the southern edge of the field. For additional descriptions of the polo field refer to General Plan 39, 40, 41, 75, 89.

Site Work

- Original grading pattern of field
- Rock drainage channel
- Historic method of irrigation

Site Features/ Elements

- Fencing, perimeter boards, and goal posts.

Structures

- None noted; garage/guest house was used for dressing rooms, restrooms, and lounge areas

Vegetation

- Bermuda turf cover
- Eucalyptus tree lines

Collections

- Original construction, maintenance & irrigation equipment
- Polo equipment



Polo Field, 1997

Current Conditions

The field area is presently very close to its original configuration and still used to play polo. The greatest impact has been construction of a parking lot on the original elevated berm along the northern edge. The stone drainage ditch along a portion of the northeast perimeter was broken up by the roots and trunks of large old trees, but it was recently renovated and is now operable. This edge along the parking lot is dotted with park-related items like trash cans, benches, and utility boxes. A reviewing stand was built in 1970 at the middle of the field, and signage for the polo association that plays on the field was erected. Storage containers are sometimes located along the southern edge. All of these items have a degrading effect on the historic setting. The perimeter tree line around the field is discontinuous. Trees have died or been removed over the years, but not replaced. The turf now growing on the field has a high proportion of invasive Kikuya grass. The field is still used by local soccer teams during the soccer season, although this non-historic use is being phased out.

Polo is still actively played on the field during a season that runs each year from April to October. It provides a wonderful interpretive experience for park visitors. The issues surrounding this activity concern safety for participants, riders, horses, spectators,

staging, congestion, maintenance demands, and the field conditions required for good footing. Ideal field conditions require a balance between deep turf cushion and reasonable compaction of the soil base. With irrigation, application of amendments, aeration, mowing and grooming, field maintenance can be labor consuming. Compared to professional polo clubs, Will was probably more casual about his field, opting for function over appearance.

Non-Contributing Features/Structures/Elements

- Reviewing stand/ announcer's booth
- Polo club signage
- Storage containers
- Park furnishings: benches, trash cans, signage
- Utility equipment

Conservation Plan

Site Work and Circulation

- Preserve the field's historic layout and grading pattern
- Continue to irrigate field with water canons or agricultural-type system; maximize water efficiency and conservation

- Recover or reconstruct all stone drainage ditches, including the line along the northwest side of the field.
- Direct traffic along alternate routes during chukkers, rather than across the connecting road across the west end of the field.
- Remove existing storm drain at NE corner of polo field
- Extend existing rock-lined channel at NE corner of polo field
- Construct berm along east side of polo field
- Construct rock-lined channel along east, west and south sides of polo field, if needed for effective drainage
- Improve road along west side of polo field

Site Features/ Elements

- Respect important viewsheds:
 - from garage balcony
 - over field to Sarah’s Point
 - to the house and garage from the field.
- Fencing per fence plan; keep in good repair, per maintenance guidelines.
- Sideboards reconstruction is optional; determine safety issues first
- Remove polo club signage, storage containers
- Subordinate the visual presence of any necessary park signage, furnishings, and utility equipment; keep the site as tidy and clutter-free as possible.

Structures

- No historic structures noted
- Contemporary announcer’s booth or reviewing stand must be subdued— paint it to blend into the setting; remove if possible and replace with something that does not have to live permanently on site; this structure in this location definitely impacts important historic viewsheds, although it is used for only seasonal events.

Vegetation

- Maintain existing turf, unless it becomes practical to replace it in the future to a Bermuda type. Ideally, any turf used would be similar in characteristics to the historic variety. Footing and safety concerns should override appearance in this matter.
- Historic tree lines should be restored and maintained. Where there are conflicts between rock ditches and trees, make necessary adjustments and record changes. Tree canopies may be opened up per arborist recommendations.

Collections

Any remaining collections associated with the field or polo should be identified, conserved, and interpreted elsewhere on the ranch.

Interpretation and Use

Celebrate this grand open space by interpreting the unique story of the polo field’s construction and the popularity of Will’s informal “sport” matches. Enhance these storylines with programs and exhibits that correspond with the field’s “season” for polo and for turf maintenance. Link this area with other spaces in the ranch to enhance visitor’s appreciation of all that was involved in polo (i.e. changing rooms in Guest House, practice polo cage, riding arena, stables and corrals for horses).

General Plan Recommendations and Compliance

- Support and maintain historic activities such as polo. 2, 135
- Located in Primary Historic Zone. 49, 75, 105
- Use the polo field for historically appropriate activities such as playing and practicing polo. 72, 93, 135

- Continue soccer on limited schedule until appropriate replacement field is found. 72, 129
 - Polo and golf were main activity in historic era, not used as an athletic field. 75, 93
 - Eucalyptus trees were smaller in historic era. 75
 - Concession use far exceeds historic era. 89
 - Demand for uses of field had increased maintenance costs. 90
 - Noise levels from picnicking, athletic and other events destroy the historic ambiance of historical use, integrity and setting of park. 93, 94
 - Parking and car circulation from non-historic events effect overall ambiance of park setting. 93, 94
 - Quality experience for park visitors, particularly on weekends is diminished. 93
 - Monitor the effect on cultural and natural features from the presence of large number of horses to assure that the resources are not jeopardized. 94, 135
 - Encourage active interpretation of the game of polo. 98, 135
 - Preserve in current historic configuration. 105
 - Retain contemporary announcer’s booth to interpret polo. Keep small and unobtrusive due to location in historic setting. 105
 - Original landscape effect in this location should be restored. 111
 - Park will continue to provide appropriate recreational activity. 129
 - Concession must comply with historical and interpretation prime historic era. 134
- Frequency and use patterns will be guided by potential impacts assessment. 135

General Plan references: 41, 75, 88, 89, 90

General Plan EIR: Adverse but not significant.

Improve polo field announcer’s booth. 139

Noise: The public address system used for polo and soccer on weekends disrupts house tours. 141

Mitigation: The proposed phase-out soccer will reduce noise. 141

Trip Generation: Plan proposals might decrease vehicle trips if team sports are phased out. This could reduce the number of vehicles entering the park in Fall, on Saturdays by 100-250 vehicles. 145

Recreation: Loss of recreation is not an environmental impact. 145

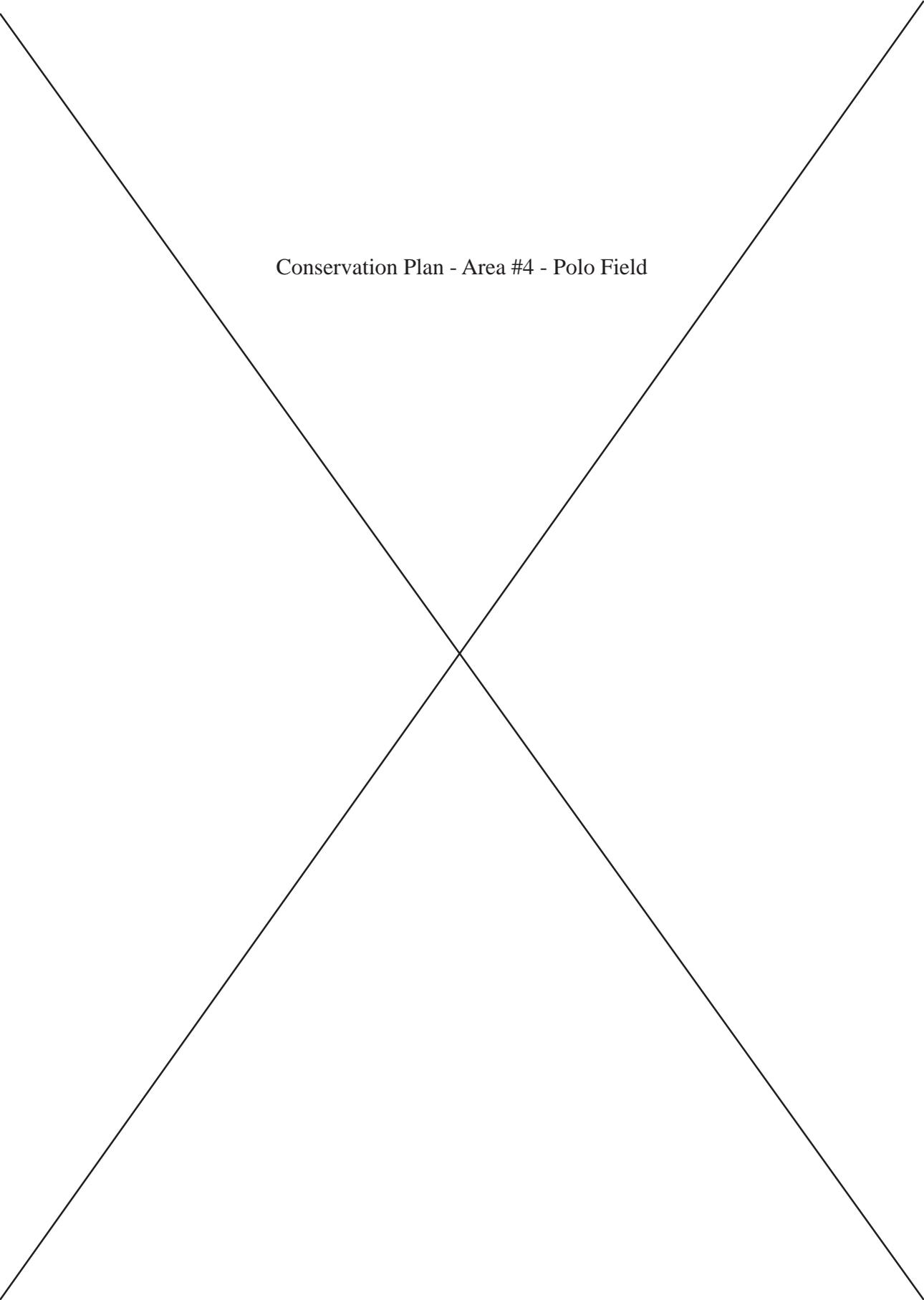
Conclusion:

The recommendations of the conservation plan are entirely compliant with the general plan.

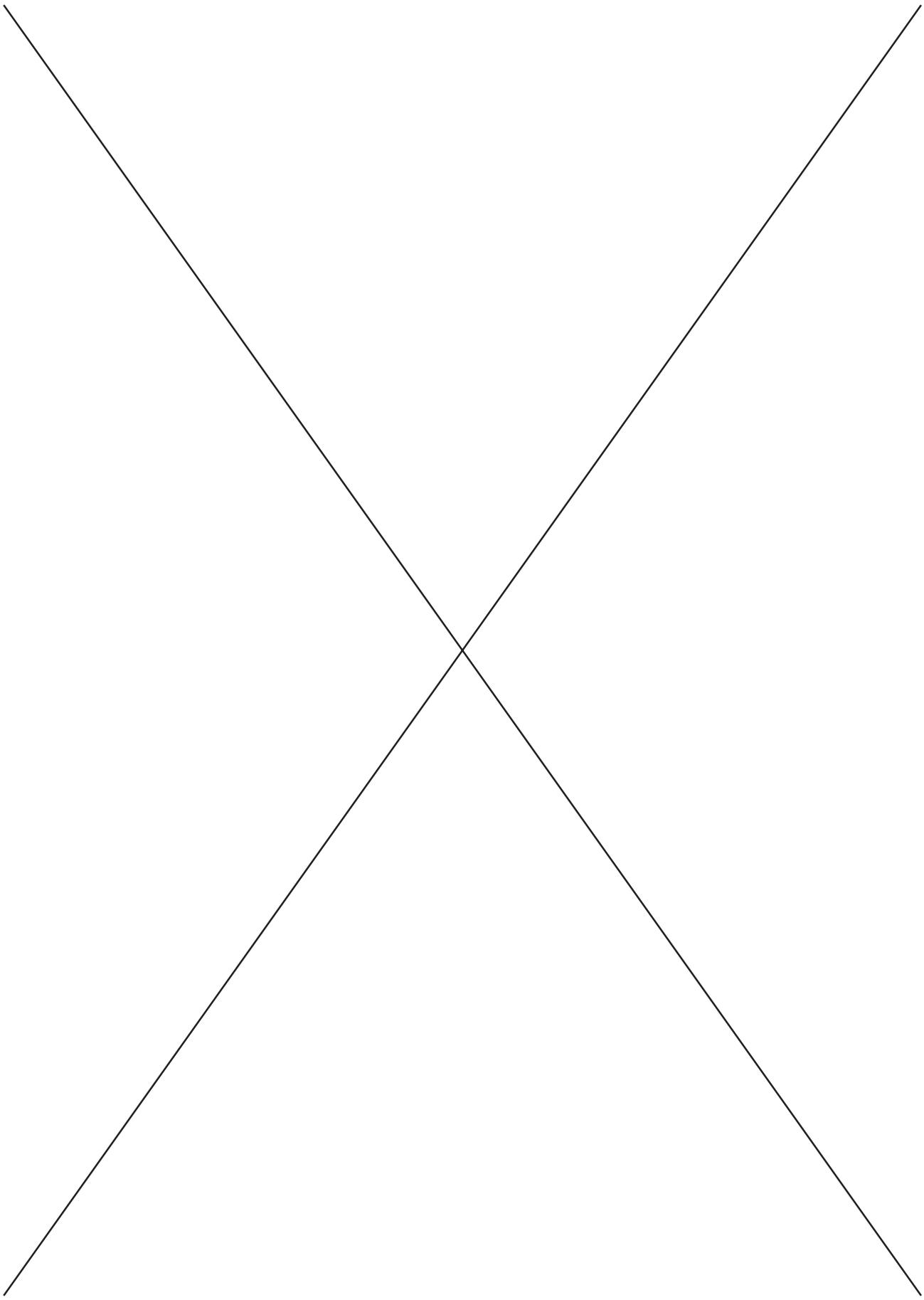
Notes:

Map to follow:

Conservation Plan - Area #4 - Polo Field



Conservation Plan - Area #4 - Polo Field



Notes:



In 1928 the staging for the polo matches was done on Sarah's Point. *Will Rogers State Park Collection*

Conservation Plan for Management Area #5:

Sarah's Point

Remembering...

"But there was one calf, Sarah, a purebred Brahma that grew up on the ranch and almost in the house. Raised on a bottle after her mother had been killed in an accident, she was a present to the children from Sarah Kleberg, who shipped her in a padded crate all the way from the great King Ranch in Texas. She was a pet and followed the children around like a big dog. Sitting out on the lawn, the first thing we'd know Sarah would come and curl herself up comfortably at our feet (B. Rogers)."

"Later on, the golf course was enlarged and an additional green was added on the other side of the polo field, which is called Sarah's Point because they used to have a sacred calf here that was given to the children by Mrs. Sarah Kleberg of the King Ranch in Texas and I recall Sarah being here until she was quite an old cow really and she had to be done away with because she got so mean (E. Sandmeier, 1976)."

"We had one pet [calf] and that was Sarah. And she was a pet until she just got too much and then she got de-petted...(J. Rogers)."

Historic Site Description

The Rogers' ranch was built "high on a mesa above Sunset Boulevard(B. Rogers)." The lower, southern end of the mesa fingered out to three points. The original Japanese truck farmer's house was located on one of those points, until early 1940s, Sarah's Pasture was located on the large central point, and much of the third point was claimed for picket lines and chutes serving the polo field. A dirt road was laid out crossing

the area, separating it from the grassy flank serving the polo field. Sarah's Pasture was a rectangular field of alfalfa surrounded by a white rail fence until 1929 when a golf green was created in the pasture. Historic photographs show that Will used the casual open space areas of the point for polo staging, parking, pasturage, and penning livestock for roping.

Site Work

Ranch Road

Historic Canyon-Mesa Topography

Site Features/Elements

Sarah's Pasture

Fencing

Structures

Structures Associated with Truck Farming (pre-period)

Vegetation

Eucalyptus Trees

Pasture Cover

Native Canyon Vegetation

Collections

None known

Current Conditions

The entire area south of the polo field has come to be called Sarah's Point. The old road was removed and most of the point is now dirt-paved (dg) or dedicated to modern features. The farmhouse structures no longer exist.

After the state acquired the property, a horse concessionaire installed a practice polo arena roughly where Sarah's Pasture had been. A high fence surrounds it and a track was added around

the outside for exercising horses. During the 1960s, the narrow canyons between the points were filled in, presumably to connect the terraces and make more usable area for parking and other facilities. A show ring was developed here. All of these features still exist.

For many years the point has been used for overflow parking (especially for soccer and polo events) and staging for polo. At the beginning of this study much of Sarah's Point was dedicated to equestrian uses managed by a lessee/concessionaire. Recent changes include placement of new footing in the practice arena, replacement of the arena's high chain link fence, and the addition of a large, metal barn to store hay for boarded horses. A dozen or so pipe corrals were located between the barn and the practice polo arena. Borrow piles of sand and/or decomposed granite were also located on the point. Irrigation improvements were undertaken by the current lessee/concessionaire.

Chronic drainage and water quality issues plague Sarah's Point. They are created in part by cumulative changes in surface topography, by changes in drainage patterns up canyon, and by implementing ad hoc solutions without coordinated planning. For example, no biofiltration was in place to accommodate runoff from the pipe corrals. Drainage issues on the point affect steep down-slope areas. They exacerbate mud slides, imperil the gate house, and could potentially affect Rustic Creek. [see Master Drainage Plan]

Sarah's Point is visible from the ranch house and other historic core areas of the park, so it affects important viewsheds. It is an area with "first impression impact" on arriving visitors, and that first impression includes the practice arena and its chain link fencing, as well as other nonhistoric elements.

Conservation Plan

Vision Statement:

Although outside of the Primary Historic Zone specified by the General Plan, Sarah's Point is

important to the ranch's landscape integrity. It has historic ties to the Rogers family and how they lived on the ranch. It also completes the layout of large open spaces that Will developed along a long (point-to-point) axis coming down through the canyon below Inspiration Point. Sarah's Point is again reconnected to the rest of the ranch by the restoration of its historic, open space qualities and the telling of its stories. True to its historic character, the area is kept open, informal, flexible, and functional, so that it can be used for multiple purposes—parking, various events, staging for polo or trail riding, picnicking, etc. Uses are allowed to change over time, and as needed, without having to re-design or reconstruct site features. Casual field grass or dirt is the preferred cover. Reconstruction of Sarah's Pasture as an open field not only enhances the ranch's historic character, it allows for necessary biofiltration and drainage functions and creates an appropriate place for equestrian events. Reconstruction of the old road along its original route organizes circulation through the area and delineates various use areas. It is important to keep the point as visually clean and uncluttered by paraphernalia and signage as possible.

Site Work

- Original canyon/mesa topography should not be restored; it can be suggested by planting (optional) where feasible.
- Rehabilitate historic entrance road
- Parking areas should include staging areas for equestrian vehicles, buses, and general parking. If possible, keep areas dirt-paved and informal.
- Establish tram/shuttle pick up areas
- Drainage and biofiltration for parking areas, equestrian use areas, and upstream waters draining into the area should be well-integrated with site features, creating minimal visual impact.

Site Features/Elements

- Remove the existing practice polo arena
- Remove the existing show ring

- Reconstruct Sarah’s Pasture as a multi-use facility. Design it such that it can be used for pasture, biofiltration, drainage detention, riding lessons, the warming up and cooling down of polo horses, overflow parking, picnicking, spectator equestrian events and other special events
- Develop picnic areas as shown on master plan
- Reconstruct pasture fencing per fencing plan. Gate locations are flexible here—they need not be historic.
- Do not reconstruct historic golf green; temporary green may be constructed for special events involving golf.

Structures

- Remove the pre-fabricated metal barn. Consider relocating it to the new maintenance area. Limited short term use by maintenance at its present location is acceptable.
- Do not replace the historic farm structures.
- Construct small, accessible restrooms near both parking areas (either side of the pastures). Screen them well from viewsheds—make them hard to see!

Vegetation

- Replace tree line outlining Sarah’s Pasture and plant a good pasture cover (field grasses or alfalfa are historic) that will allow for the various uses planned for the field.
- Use plantings to create shade and delineate picnic areas
- Use plantings to screen parking and restrooms from other areas
- Use casual field grass to cover ground areas where needed. Note that edges between soil and grass should remain rustic and informal.

Collections

- No specific collections are associated with this area.

Interpretation and Use

- Sarah’s Pasture – interpret Will’s love of his family by sharing the story of the children’s pet Brahma, Sarah. The multi-purpose use of this area can facilitate seasonal staging for polo, riding lessons, special events, and picnicking. Low-profile interpretive panels to interpret the importance to Will of family, horses, and friends could link the stories and historic use associated with Sarah’s Pasture and the nearby Polo Field.
- Former Japanese farmhouse site – interpret the pre-Rogers history of the site in this space.

General Plan Recommendations and Compliance

- Sarah’s Point is outside the “Primary Historic Zone.” May be used for a wider variety of visitor-serving and operational purposes. 48, 70, 76
- Screen kiosk, parking area and small picnic area with existing shrubs and trees to help screen views from Primary Historic zone. 112, 113

West Mesa

- Provide a new visitor orientation building at west end of the Sarah’s Point mesa, next to the new parking lot. 72
- Remove the show ring to accommodate the new parking lot and picnic area. 72
- Improve service road. 107, 112
- Provide a facility for fee collection. 107

Center Mesa: Sarah’s Pasture

- Retain the existing 200-space overflow dirt parking on Sarah’s Point. 72, 102
- Retain practice polo arena, but remove the high fencing around it. High chain link fence is non historic and has negative scenic impact.
- Re-evaluate the need for the area, and remove it if not essential to polo playing. 72, 94, 108
- Construct new 80-car and bus parking on Sarah’s Point. 72, 119
- Remove storage facilities from Sarah’s Point. 119

- Construct 20 new picnic sites. 119
- Screen additional parking spaces view from the primary historic zone. 107

East end: Japanese Truck Farm House Site
Open space

General Plan EIR: Adverse but not significant environmental effects

- Building a new visitor center/restrooms/park office building at edge of the bluff. 139
- Building a new parking lot on Sarah’s Point at the show ring. 139
- Mitigation: For specific discussion of proposed facilities on west portion of Sarah’s Point (new kiosk, public use and service road, and visitor center) see Management Area #7
- Soil and Drainage: Plan calls for a new 100-car parking lot at existing show ring. There will be a potential for increased soil erosion.
- Mitigation: On construction sites, drainage structures will be installed and exposed soil protected by mulching before and during the first winter storm season. 141
- Parking: There will be minimal changes in the total amount of parking provided. 142
- Mitigation: None
- Aesthetics: “. . .some parts of the property, though, especially, the lower bluff/Sarah’s Point area, are not attractive. The lower bluff is worn bare of vegetation by cars and horses, and is cluttered by shabby-looking non-historic features: the practice arena, wash-down racks, and pipe corrals.146
- Mitigation: The General Plan (107) calls for removing facilities from the lower bluff/Sarah’s Point area, and a higher standard of maintenance for the structures that remain. Design to not be intrusive when seen from the primary historic zone. 146

Conclusion:

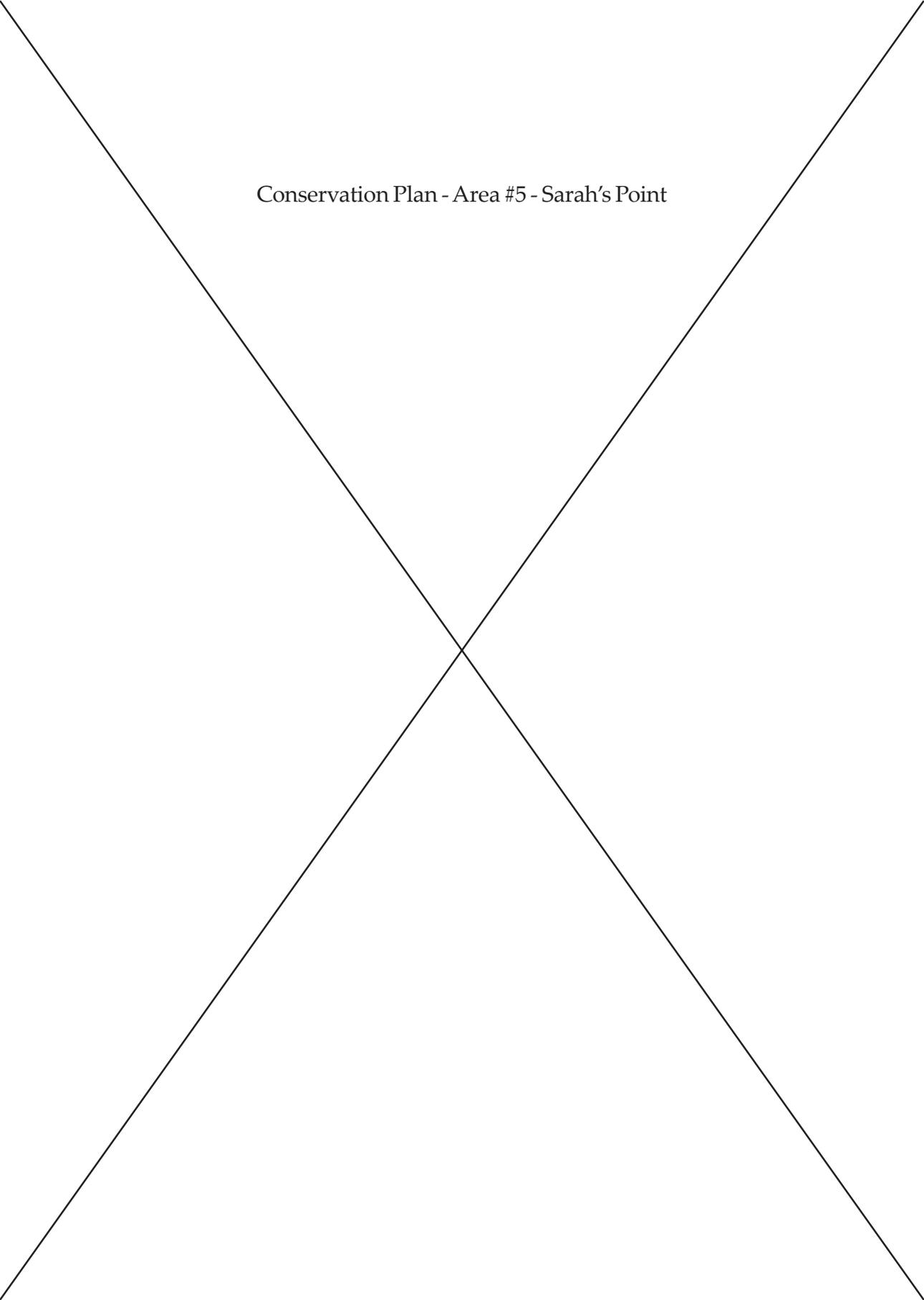
Sarah’s Point is outside the “Primary Historic Zone” designated in the general plan, which means that it can be used for a wider variety of visitor-serving and operational purposes.

Conservation Plan recommendations are for the most part consistent with the General Plan. A minor point of difference is that no entry kiosk or fee collection station is recommended at this time

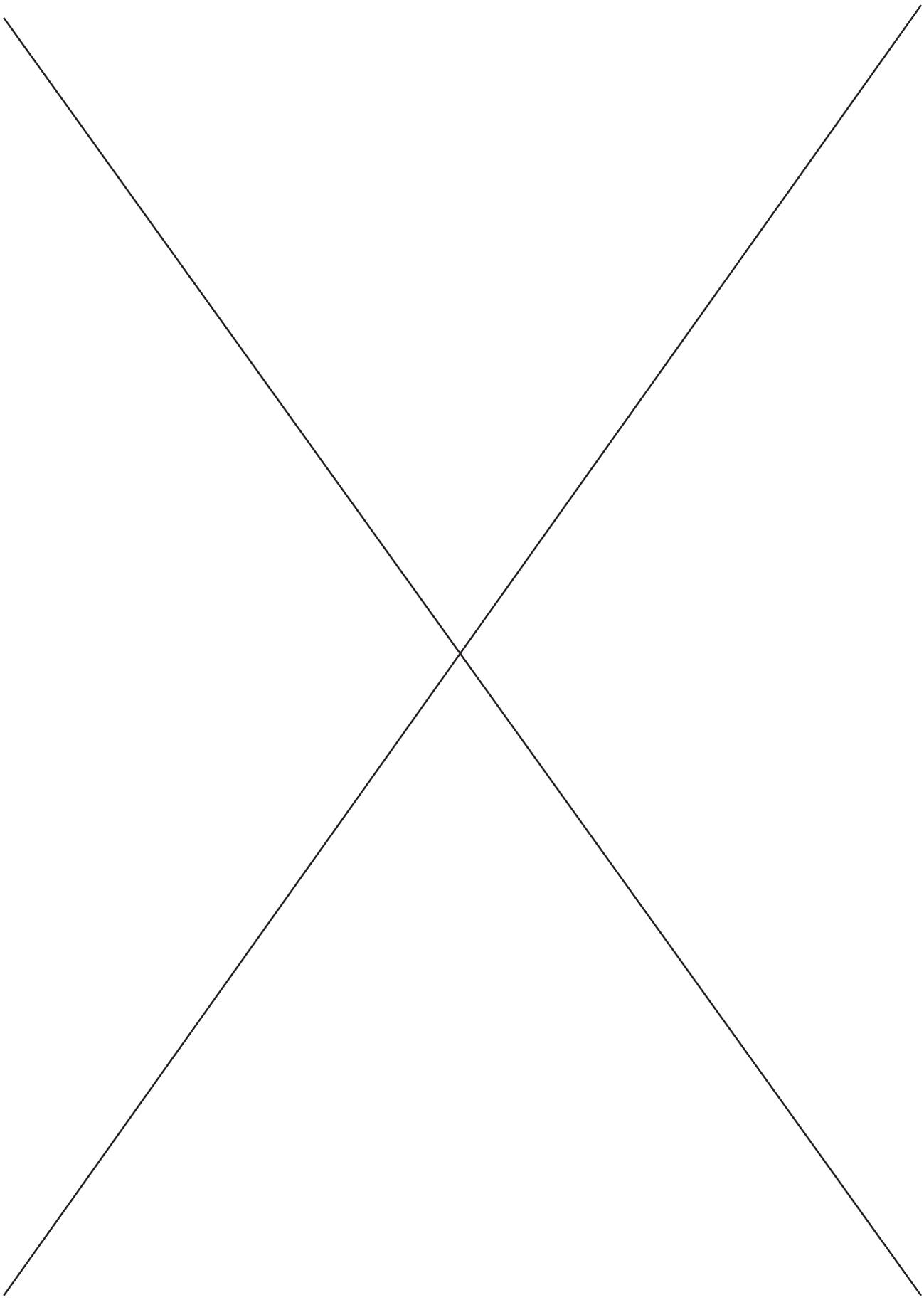
A major point of difference is the general plan’s siting of the visitor center on/or near the point. Apparently the general plan carried forward the recommendations put forth in the park’s 1974 Interpretive Plan, which discussed alternative locations for the visitor center. After considerable scrutiny and re-discussion of contributing factors, our [F] recommendation is to site the facility closer to the main entrance and primary use areas. There is an existing paved parking lot that is more than adequate for most of its parking requirements. It makes a strong, much needed arrival statement there. At this location, it *can be* screened from the primary historic zone, which was the main argument against it in the interpretive plan. And, it makes the most sense in terms of circulation. In fact, it makes a barrier-free access network considerably easier to accomplish.

It is recommended that a general plan amendment be undertaken to change the future location of the Will Rogers State Historic Park Visitor Center. Parking capacities will remain close to the General Plan’s recommendation. Siting of parking facilities, however, will be more conducive to the maintaining of historic character and aesthetic qualities of Sarah’s Point.

[F] The issue was evaluated from multiple perspectives and agreement on siting was confirmed by all present, which included two historians, two landscape architects, two architects, and one civil engineer



Conservation Plan - Area #5 - Sarah's Point



Notes:



The pastures are Mitt Canyon (far left), Heart Canyon (middle), and Bone Canyon to the right. *Will Rogers*
State Historic Park Collection

Conservation Plan for Management Area #6:

Upper Pastures

Remembering...

The canyons were under cultivation then in both canyons we had alfalfa. There are only two canyons really. One back of the roping corral and there is the one that goes up that little fork and that little horse pasture back of the stables. It is just a regular horse track. Down on Sarah's Point we used to keep an alfalfa patch until they put in the golf green.

Well, we had the barn here and one big pasture in back of the barn. And then around the corner here we had a pasture in there that ran up to the roping area. And we had one pen at the far end right up next to the roping area where the last year Dad was alive—we got a hold of a horse called Swindcraft—he was a government rebound stallion—came off the track, and he lived up there. And then we had a little corral area coming down from there where the cars are parked and some oh, I don't remember what there was there now—7 or 8 box stalls—and we had two old work mules that lived in there. We started with 4 and we ended up with 2. And most of the horses ran loose in the canyon. That was the horse pasture. And then, if we played Sunday, Monday all of the polo horses were turned out in these fields. They had the day off Monday. And if all of them were playing Wednesday, why, Thursday they got turned out (J. Rogers).

Historic Site Description

Three small canyons were used as pastures. The Mitt Canyon paddock was located behind the stable Heart Canyon was north of the shops

and hay barn, and Bone Canyon was behind and to the north of the Roping Ring. Horses were turned into these paddocks to graze. Polo horses were returned to stables at night. The pastures were variously planted in alfalfa or pasture grasses and lined with white, wood-rail fences and lines of eucalyptus trees.

Mitt Canyon, behind the stables, was divided into a front corral and back pasture. Hillsides were brushed to create fuel breaks and a road was cleared around the outside of the perimeter fence and tree lines. The fence line was outside the tree line during Will's time.

The original fenced pasture area of Heart Canyon was confined to the area between the hills and the fence made a gentle curve to enclose the western end. Around 1933 it was expanded substantially toward the south jogging around the Riding Arena and extending toward the Roping Ring. A small shed was constructed in the Heart Canyon Pasture, perhaps of recycled barn materials by Jim and Buddy Sterling sometime after Will's death, but before the summer of 1936, the year three new colts were born. Mary's colt followed in 1937. How it eventually came to be called the Brood Mare Barn is not known. A chute was located here for roping in the pasture.

According to historic photos, Bone Canyon may have been fenced. A line of trees borders the east side of the canyon by 1935, and the canyon floor appears cleared for pasture use. This canyon is inherently more remote and natural and serves

as a gateway into the back country trails.

Site Work

Original drainage patterns

Original topography and grading

Site Features and Elements

Fencing

Chutes

Structures

Brood Mare Shed

Vegetation

Alfalfa and Pasture Grasses

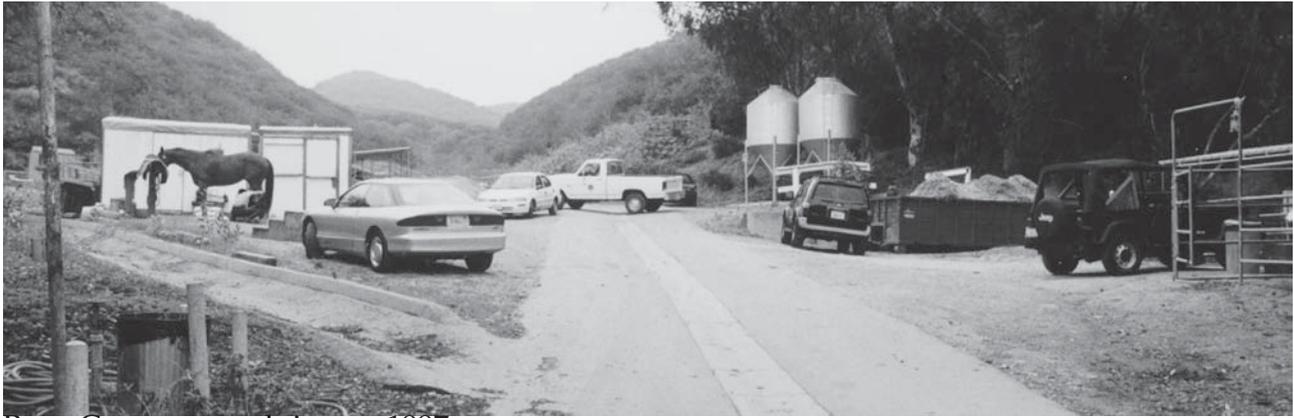
Eucalyptus Trees

Collections

None Known

Horses in Mitt Canyon about 1934. *Will Rogers State Park Collection*





Bone Canyon corrals in use, 1997.

Current Conditions

The pastures have been used for many years by a concessionaire/lessee for use by boarded horses. In the 1960's and 1970's, Heart Canyon was subdivided into more than 30 pens for boarded horses, resulting in erosion and siltation of drains, compromising the ranches rustic setting. In 1981, 1400 linear feet of fence around the pasture was rebuilt.

In 1976, Emil Sandmeier, commented on the corral development then filling in the canyon pastures as: "The disturbing factor as far as I'm concerned is—and this is of necessity—that the corrals, in back of the stables and so on all of that is so commercial looking that all of those separations—to me it gives a depressing feeling that of concentration camps for horses. That would be my biggest objection...."

At this writing Mitt Canyon Pastures does not have good pasture cover. Its gradient and extensive bare areas make it vulnerable to runoff and soil erosion from seasonal rains. The fence line is now on the inside of the tree line, which is discontinuous. The partitioning fence and gates have been changed. Hillsides have not been brushed back in many years, but allowed to grow into the pasture edges. Recently, a road was re-cleared around the perimeter.

Heart Canyon also lacks a good pasture cover. The fence line is considerably changed and pipe corrals are set up in some areas.

The Brood Mare Shed is being used to store a variety of museum collections, including what may be the original practice polo pony, a dolly, and 19 doors. All objects are in poor condition, undoubtedly due to the inappropriate use of the shed as museum object storage.

Bone Canyon is the most changed and has for many years been used for the boarding of private horses in a complex of metal pipe corrals. Its floor is compacted and denuded, and drainage structures have been constructed to convey some of the canyon's storm drainage. A variety of temporary structures exist to support the stabling operation, including feed, tack, and manure stations. An exercise ring was constructed above the gabion wall in a debris basin that inadvertently expanded into native shrub areas.

Conservation Plan

Recontour and revegetate all three pastures and allow them to recover. Bioswales should be installed to filter runoff from past and future horse activities. After stable cover is in place, horses should again be pastured there, consistent with historic use. Fencing and tree lines should be restored in both Mitt and Heart Canyons. The original trees in Mitt Canyon were planted inside the fence line, it is not necessary to reverse them back to historic order. However, the historic

locations of the pasture's partitioning fence and gates should be accurately reconstructed.

Bone Canyon, which is outside the designated historic zone of the park, should also be allowed time to restore before intense use resumes. The area is highly visible from trails and the roping ring. If equestrian activities are resumed, a development more fitting in character and spirit to Will Rogers and his ranch should be developed. When its natural qualities are restored, Bone Canyon also lends itself as a site for educational "living history" or junior ranching programs. Activities could include trail rides, camp outs, herding, cutting, roping, branding, fence-building, and story-telling. A replica of Will's chuck wagon could be used for day-use, evening, or overnight programs.

Site Work

Bone Canyon

- Retain gabion spillway and small debris basin
- Remove paved roadway
- Install drainage underground
- Recontour canyon floor
- Add bioswayles for filtration
- Revitalize with crops that will provide soil aeration

Heart Canyon/Mitt Canyon

- Recontour where necessary and install bioswayles for filtration
- Construct biofiltration swale through Heart and Mitt Canyon pastures

Site Features/Elements

Bone Canyon

- Remove riding ring in basin
- Remove pipe corrals
- Reconstruct fencing per fencing plan Heart Canyon. / Mitt Canyon
- Remove pipe corrals and related items
- Repair, relocate and reconstruct fence per fence plan

Structures

Heart Canyon

- Relocate polo cage to Stable area
- Repair and restore Brood Mare Barn/Loafing Shed

Vegetation

Bone Canyon./Heart/Mitt

- Revegetate with pasture cover; alfalfa in at least one pasture would be historically accurate and make a good hay crop.
- Restore natural vegetation
- Screen gabion spillway
- Fuel modification per fire management plan
- Replant historic tree lines with modified spacing to reduce fuel load

Collections:

- Move collections currently being stored in Brood Mare Barn to a more controlled and protected environment.

Interpretation and Use

- Upper Pastures – interpret the bucolic transition that these three canyons provide between the ranch activities to the south and the rugged open space of the mountains to the north. Provide visitors with opportunities to experience the peacefulness of horses grazing in a pasture, consistent with historic use of the area. Enhance interpretive programming in Bone Canyon by providing group activities such as "Junior Ranchers", living history, roping classes, trail rides, and overnight trail ride camp-outs for groups.

Non-Contributing Elements

- Remove all pipe corrals and associated paraphernalia
- Reconstruct and relocate Polo Cage to '35 location

General Plan Recommendations and Compliance

Mitt Canyon

- In primary historic zone. 49
- Mitt and Heart pastures do not allow public access due to safety issues with horses. This results in net loss of public use, and interpretation of the historic stable and barn area. 94.

Heart Canyon

- In primary historic zone. 49

Bone Canyon

- Outside primary historic zone. 71
- Retain for 35 spaces maximum for horses and support facilities. 2, 108
- Concentrate concession horse boarding, concession operations and storage, and concession client parking in Bone Canyon. 73, 108
- Continue to use for boarding horses. 101
- Expand number of pipe corrals. 101, 108
- Parking for concession clients. 101, 108
- Remove storage, equipment and supplies. 101, 108
- Add native landscape plantings to screen the view of non-historic improvements from the primary historic zone. 101, 108
- Unpaved parking. 102, 108
- Provide an auto access gate with control gate for concession clients and park staff. 107, 108
- Retain appropriate erosion control structures. 108
- Accommodate minimum essential concession support facilities. 108
- No grading or paving should be done in this canyon area. 113
- Minimum signage and compatible with primary historic zone. 113
- Replace pipes with material resembling white painted wood rail fencing. 113

General Plan EIR: Adverse but not significant effect

- Remove gas pumps and the storage yard in Bone Canyon. 139
- Increase of 40% of horse boarded in the park. 139
- Some of the trails in the upper hillside zone also are deeply eroded. Repair gullies on trails to prevent further erosion. 141
- Mitigation: Take measures in the Resource Element to repair gullies on trails to prevent further erosion. 141
- Boarded Horses: Increase to 26 horses may cause greater wear on original historic fabric, more manure and dust; more vehicular traffic in park; greater wear of equestrian trails.
- Mitigation: Should be monitored by department staff, contract will require additional maintenance work by concessionaire, or adjust the number of horses downward, if necessary. 146

Conclusions:

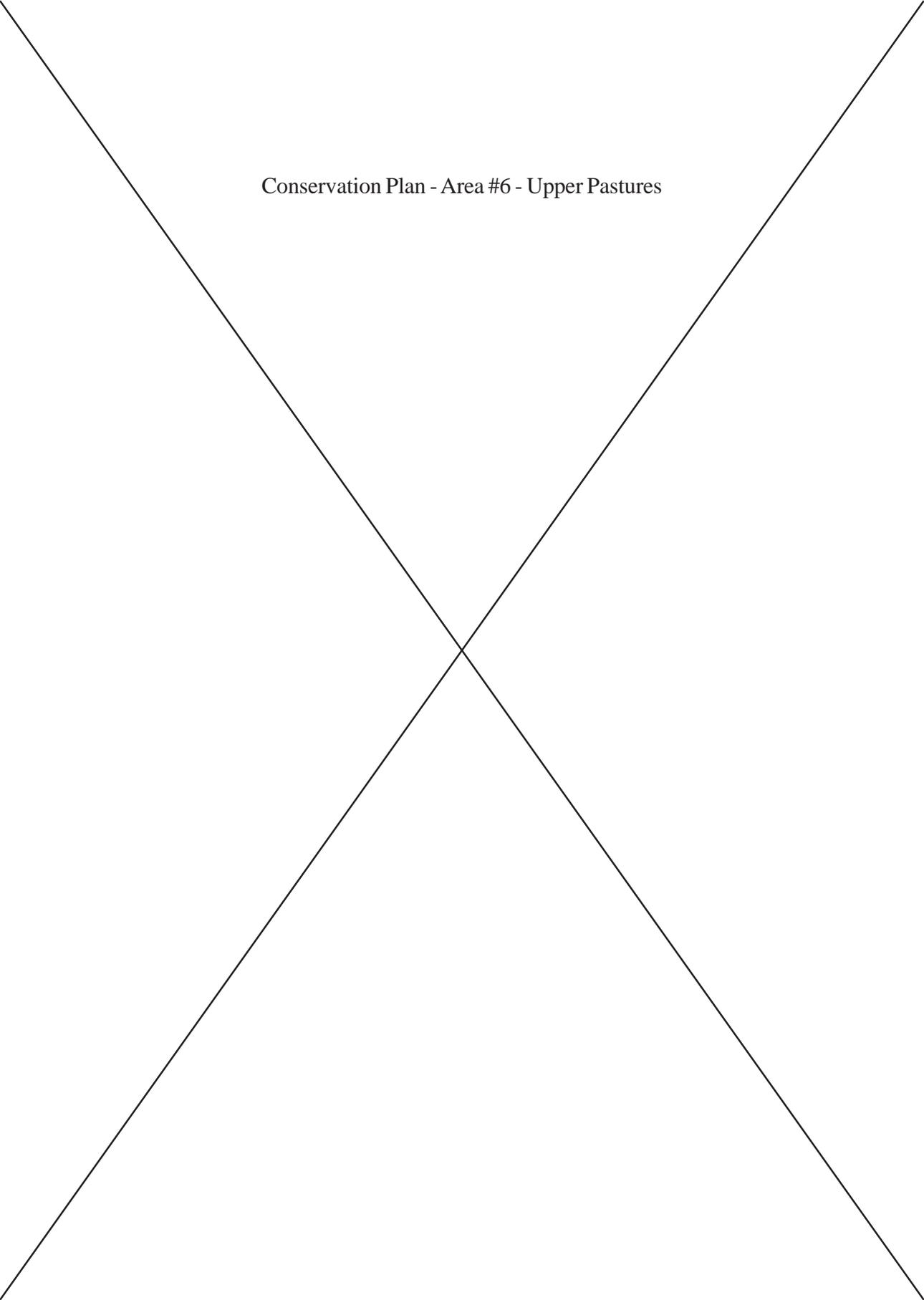
The conservation plan questions the wisdom of continuing horse boarding in Bone Canyon as practiced in the past. It recommends that such use be discontinued until the canyon is rehabilitated and appropriate facilities are developed or other purposes are explored. [F: summary of reports and announcement of action]

1. Its interpretive justification is unsound. Although the presence of horses is fundamental to the ranch, crowding them into a maze of pipe corrals is the antithesis of how Will Rogers cared for his horses. Polo ponies were stabled and turned out to pasture after matches. The other horses were pastured or, as Jimmy said, run loose in the canyon. Eventually close to 30 horses, some in retirement, lived on the ranch. The family used their horses for trail riding, various kinds of roping, trick riding, and polo.

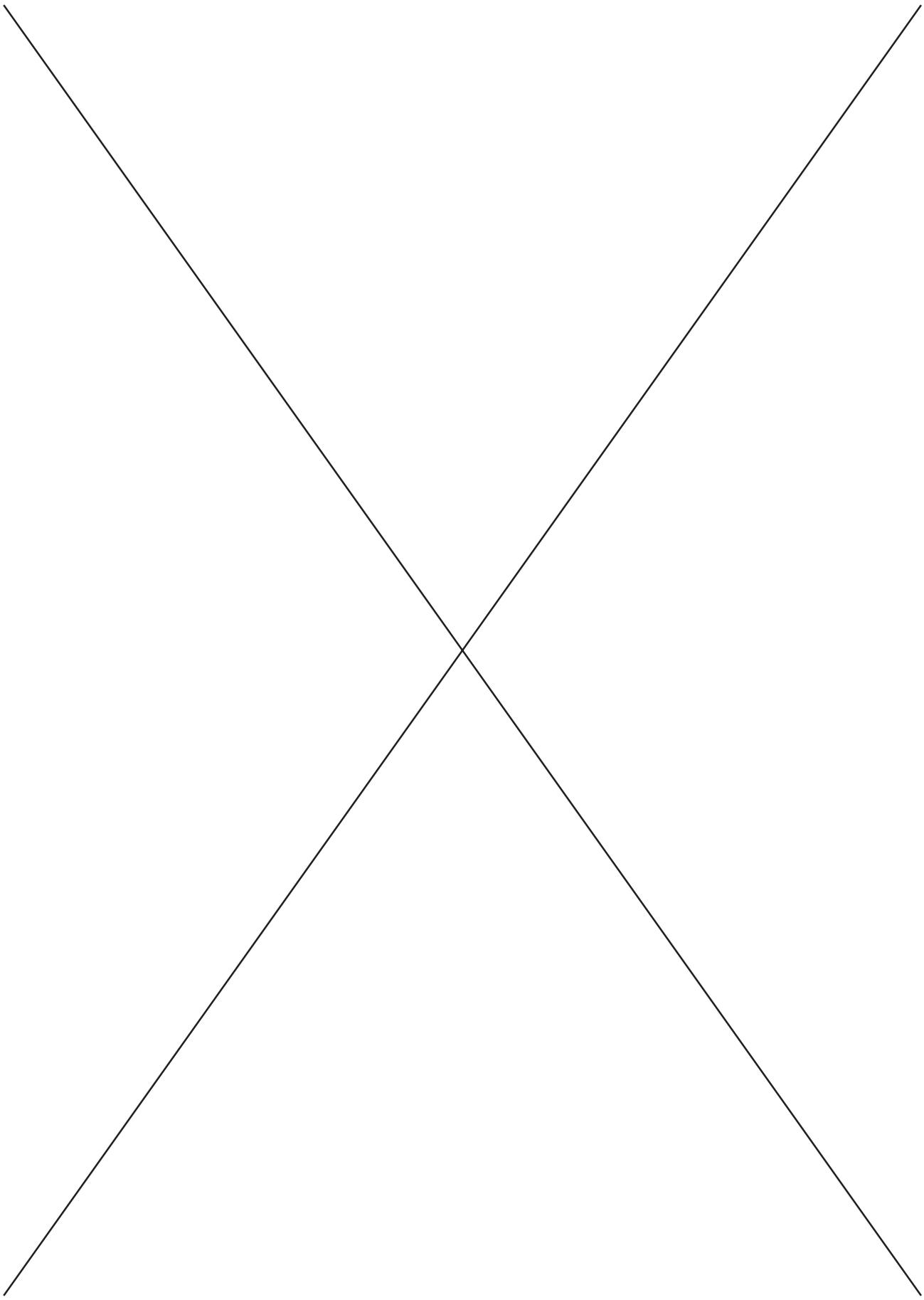
2. Environmental issues are unresolved. After decades of intense use, Bone Canyon is compacted, eroded, and denuded. It is reasonable to expect concentrations of nitrates in the soil and perhaps in seasonal runoff, as well.

3. Aesthetic resources are compromised. Will kept his ranch, including pasture areas, extremely neat and orderly. The appearance of the Bone Canyon facilities is at odds with the rest of the ranch and would certainly disturb Will's well-developed aesthetic sensibilities. There are visual impacts on the primary historic zone, as well as from trails. The boarding of horses generates daily traffic going back and forth through the primary historic zone. Parking is required to support this use.

4. Recreational opportunities are restricted under the current land use. The Public Resources Code allows lands outside the primary historic zone of state historic parks to be designated as recreation zones in order to provide limited recreational opportunities. Bone Canyon's recreational opportunities, however, are really only available to those allowed to board their horses there, and public access to the area must be limited for safety reasons. The land is essentially not available for other recreational, educational, or interpretive use.



Conservation Plan - Area #6 - Upper Pastures



Notes:



The canyon that runs next to the tennis court was filled in during the early 1950s. This photograph, taken in 1947, shows the canyon where the parking lot is situated now.

Conservation Plan for Management Area #7

Park Administrative Areas

Remembering...

The transfer of the ranch from the Rogers family to the State of California in June of 1944 was but the first step in its transformation into a state historic park. According to historian Jonathan Dunn, who talked at length with Jack Prudet, one of its first patrol rangers, the new park struggled with some major challenges. They were overwhelmed with visitors because of Will's popularity, but the ranch was not yet set up to handle the intense use. There were severe shortages of labor and materials, due to wartime conditions.

Prudet told Dunn that "a post at the new park was coveted as 'the pick of the whole system' because of Will Rogers' popularity as an American hero, and the chance to shape the policies of a new facility. It was considered a special honor to work there." Even so, the new unit was assigned only four employees—a museum curator, administrative ranger, and two patrol rangers. The rangers did double duty as maintenance staff.

This meager park staff was immediately overwhelmed by a "totally unanticipated flood of visitors"... "From the very day of its dedication, crowds began to enjoy the park. The early rangers had to deal with as many as 1,700 visitors on Saturdays and Sundays"... "There were, at first, no established facilities such as restrooms and picnic areas for park visitors. Anyone caught picnicking on the spacious grounds 'would be run off' because the skeleton crew simply could not keep up with maintenance."

Dunn writes, "The entire parking lot filled, and according to Mr. Prudet, the visitors came to the park because Will Rogers was still an important American hero and was very close to the hearts of all American citizens. One of the main attractions at the park was the opportunity to pet Soapsuds, one of Will Rogers' two horses which survived him. When people petted his horse, they seemed to be in touch with Rogers himself"... "Patrol of the area was also difficult. It was impossible to maintain proper surveillance of the visitors, many of whom picked flowers and plants from the ranch house area."

For the first few years, the development of park facilities did not anticipate or keep up with the crowds of visitors. Parking lots were filled. People trampled the grass. The crowds caused serious erosion and left trash. The historic entrance proved unsafe and inadequate for the coming and going of weekend traffic. There certainly was no time or staff available to cope with restoration needs or the serious problems that were occurring.

Consequently, the initial development of the park focused on managing the large crowds of visitors and minimizing the impacts and maintenance issues that ensued. Pavement was put down. A large parking lot was formalized, sanitation facilities were constructed, picnic areas were created, and a new entrance road was established into the park (1947). Maintenance staff was hired. Interpretive displays and tours were developed and concessions operated the gift shop, riding school, and stable. By 1952,

administrative areas included park offices, in garage/guest house, and staff residences.

Statements in this section are quoted or derived primarily from Chapter Five of Dunn's Masters Thesis: *A History of the Will Rogers Ranch and State Historic Park in California*. February 1986. University of Southern California.

Historic Site Description

Little research has been undertaken for this area. It is apparent from early aerial photos that there was some clearing or grading done for dirt roads, trail establishment, and utility lines. Like most of the ranch, this area too was shaped into canyons, ridgelines, slopes and mesas, mostly brush-covered. Ralph Dullugge had planted an extensive orchard, and Will eventually acquired sections of the Dullugge land that were adjacent to his property. These included portions that now include the current park entrance road, and the Italian Cypress and cherimoya trees date from this time (see management area #10). The Rogers maintained a practice polo field for a short time in an area sometimes referred to as the West Mesa. There may have been some vegetables or other crops grown there at one time.

Will knew his property well, probably from riding over it on horseback. In one letter sent to Lee Adamson, he wrote very specific instructions on surveying a road up the little canyon between the two polo fields,

I want that road to be the dividing line in case I want to sell the piece I will describe to you, Keep it right in the bottom of that little canyon, (or leave room for wash) Maby you can go ver the water Pipe, beter if you can, Now let it go on across our dirt bridge, (wher the cans are piled) take it up the right hand side, (next to our big Polo field) then swing around and bring the road out on the upper side of the practice field, Now this explanation if for the road,...

White rail fencing outlined a wide path, for livestock or bridle trail, running on a bench behind the ranch house (perhaps contiguous

with the rocky wash) that led to the barn. It continued down into this area, running behind a line of trees by the tennis court. It likely continued along the line of eucalyptus planted at the end of the main polo field and onto Sarah's Point.

The west mesa property was sold off by the family after Will's death, as were portions of the Dalugge piece and some of the Rustic Canyon holdings. They've since been subdivided and developed into residential neighborhoods. Jimmy Rogers once remarked that "the tremendous population growth of the neighborhood had not been predicted at the time of the gift deed to the state."

As the surrounding rural landscape changed into denser urban neighborhoods of single family dwellings, the character of the ranch landscape changed as well, developing park features and facilities like staff housing, parking lots, and paved roadways. This area absorbed many of those changes. A new public entrance road — Will Rogers State Park Road — was established from Sunset Boulevard. It passes through those neighborhoods, swings around the Cherimoya grove, a relic piece of the vast Dullugge orchards, and continues on into the park. A short spur road leads off to the left where two state park residences were built in the late 40s or early 50s. A service road, perhaps a vestige of the ranch road laid out and surveyed by Will and Lee Adamson, veers off to the right, and travels through the canyon onto Sarah's Point.

Site Work and Circulation

Original road in canyon area between two polo fields — connected the main polo field to the practice field on the west mesa; its placement is described in letter from Will to Lee Adamson as, "Can Bridge" — dirt & barrel bridge, probably across wash in canyon.

Bridle Trail- above site

Topography @1935 with some grading

Other roads: Dalugge road; 1947



In December 1929 the canyons that surrounded the mesas that Will Rogers owned were still in their natural state. The little canyon to the left is the present visitors entrance road. To the right the original entrance road snakes up the hill.

Park Entrance Road; Early park era parking lot below tennis court.

Site Features/Elements
 Dalugge orchard
 Practice Polo Field
 Possible vegetable gardens

Structures
 Two early park era residences with garages

Vegetation
 Trees-associated with tennis court
 Eucalyptus trees in canyon
 Cypress lining entrance road (Dalugge-era)

Native scrub vegetation

Collections
 None known

Current Conditions

The current entrance road brings visitors into the park through a “back door” approach, passing them by a small entrance kiosk, and landing them in a parking lot behind the tennis court, restroom, and garage. Park administrative functions and sector operations are housed in various locations, all within the primary historic zone. This was an acceptable practice for many



Park entrance, 1997

years and has some advantages in terms of presence. It has, however, removed important parts of the ranch from interpreting the Roger Family's life there, and resulted in decades of cumulative, incremental changes to historic resources. The garage and guest house currently house a small visitor center, storage area, and the Topanga Sector administrative offices. The visitor center also serves as a sometimes public meeting space. The laundry room behind the house provides staff meeting space, a docent office area, and kitchen facilities. Offices for rangers and maintenance staff, map and document files, and archives are located in the main ranch house. Sector maintenance functions out of the hay barn and barnyard. Most traffic simply drives into the primary historic zone and parks in the central lot or near wherever they have business—by offices, stable, barnyard, or near the Bone Canyon concession area.

Conservation Plan

Vision Statement:

An appropriate park entrance is created, one that welcomes park visitors and orients them to the Santa Monica Ranch and the life of Will Rogers and his family. This area serves visitor needs and fulfills many of the park's operational requirements, thereby absorbing impacts that

would otherwise affect the property's most valuable historic resources. The various facilities developed here are sensitive to the park's historic character and bring a measure of order and efficiency to park operations.

Visitor Center:

The visitor center offers visitors a new space to gather information and understanding about Will Rogers and the creation of his ranch. It is sited back against the hillside, notched into the draw, much like Will typically sited his structures. This contemporary structure is designed to be comfortable, casual, and in proper scale for its site and purpose. It makes no imposition on the primary historic zone, but offers ready access to the ranch house and guest house for all visitors. It provides exhibition, theatre, gallery and meeting space, expand the park's interpretive program. It provides professional archival and curatorial facilities and offices for park administrative staff and docents. It houses a gift shop/book store.

Maintenance Yard/Facility:

The maintenance facility is secluded, safe, and well-designed for its role in caring for the park. It has a dedicated road and reasonable proximity to areas of high-use and areas with intense maintenance requirements such as the lawn and polo field. It minimizes some of the in-park

traffic of service vehicles coming and going to offices and other parts of the sector. Re-locating maintenance operations to this location allows preservation treatments of the hay barn, barnyard, and workshop area to move forward, including immediate stabilization. The new facility is designed for safety and efficiency. Existing trees screen the yard from multiple directions and create a pleasant, shady work environment.

Housing/Sector Operations/Multi-Use Facility: The addition of the approximately 4800 sq. ft. two-story Josepho Barn provides not only reuse of a historic structure that can be used as a barn or for adaptive work, exhibit, meeting, or storage space. Its siting near Will Rogers State Park Road signals a passage from an urban to a rural environment. The barn, with its similar style and craftsmanship provides rustic character and location that minimizes traffic into this residential area. Use of the barn can vary depending on the needs of the park, its operations, and the community. It should be considered for sector operational use— a ranger station or curatorial storage.

Site Work and Circulation

Visitor Center

- Recontour site for new structure; notch pad into hill and screen all development from primary historic zone
- Modify existing parking lot to accommodate these functions: visitor vehicles, bus drop off, all-access parking, and shuttle staging
- Adapt drainage patterns to accommodate new uses
- Develop access network (to include visitor center, ranch house and garage, parking lot, and trail head) using exterior ramping, interior lifts, barrier-free pathways
- Maintain vehicular connection to ranch house and garage from this area
- Changes of existing drainage patterns
- Grading for structure

- Road accesses from Visitor Center to ranch house and garage
- Upgrade utilities as necessary

Maintenance Facilities

- Recontour area moderately to accommodate 10,000 SF maintenance yard
- Grade pad for maintenance structure of less than 2500 SF.
- Modify service road to accommodate service vehicles and two-way traffic
- Install drainage and filtration system for all run-off generated from new development
- Construct underground storm drain main
- *Housing/Sector Operations/ Multi-Use Facility*
- Recontour site modestly and sensitively site relocated barn and associated parking
- Construct ingress/egress and parking lot (dg or soil surface) for approximately ____ vehicles; screen parking from roads, residences, and trails as feasible

Site Features/Elements

- Visitor Center Parking Lot amenities: seating, landscaped areas, lighting, retaining walls, rock work features, etc.
- Walls or fencing if required

Maintenance Facilities

- Maintenance yard to include:
 - Staff parking,
 - Enclosed workshop and storage areas
 - Heavy equipment storage
 - Gasoline pump and tank
 - Haz-mat storage
 - Fencing/wall and hedging along service road to screen complex

Housing/Sector Operations/ Multi-Use Facility

- Fencing or corral area around barn

Structures

- Develop a contemporary visitor center for the park to house interpretive areas, park administration, archival and curatorial

facilities, areas for volunteers/docent, research library (see vision statement above)

- Develop maintenance structure(s) as needed for workshops, equipment and materials storage, offices, and staff
- Develop isolated structure for haz-mat storage, approximately 15x25 F
- Relocate Josepho Barn from Rustic Canyon to site specified for adaptive, multi-purpose use.

Vegetation

Visitor Center:

- Preserve native plant cover on slopes within fuel modification zones.
- Use native plants where possible for erosion control and rehabilitation of site.
- Soften paved areas with plant materials, including parking lot and ramping
- Use eucalyptus along entrance road and parking areas where noted

Maintenance yard and operations:

- Retain as many specimen trees as possible
- Screen with appropriate plantings as needed

Housing/ Sector Operations/Multi-Use Facility

- Keep open space/pasture character of plantings
- Screen parking as necessary
- Retain as many existing trees as possible

Collections

- Adequate storage space for the museum collections should be designed into the Visitor Center plan to enable objects to be moved out of current inappropriate storage areas (i.e. Lath House, Brood Mare hed, and certain areas within the Rogers home).
- Exhibits should be designed to support rotation of the museum collections, particularly since some artifacts are sensitive and cannot be placed on long-term display. Rotating exhibits also provides increased interpretive opportunities.
- Exhibit conservation guidelines such as those produced by the National Park Service

should be followed to address the variety of issues needed to balance exhibit planning with preservation of the collections.

- A viewable lab or workshop type of space should be considered in the Visitor Center plan to allow increased interpretive opportunities for the public while providing a much-needed space to work with the variety of original objects associated with the Rogers Ranch, including artwork, books, textiles, and furnishings. Object curation, documentation, conservation, preservation, study, mountmaking, storage supports, and rotating exhibit development are among the activities that could occur in this space.

Interpretation and Use

Visitor Center

- A stop at the visitor center should be the visitors' first experience prior to entering the site so that they can receive the best orientation possible. Orientation should be fairly short, meant to provide a sketch of Rogers rather than a comprehensive chronicle of his life's work.
- Care should be taken in the design and importance of the visitor center so that it does not cause the visitor to feel that the visitor center experience was the entire park experience. The clear message of the visitor center should be to make sure that visitors tour the park.
- A bypass around the visitor center should be provided for those who are repeat visitors or arriving for recreational use, but provision should be made for some form of interpretation about Will Rogers for this audience.
- Interpretive exhibits should introduce Will Rogers and provide information about his philosophy of life, his international appeal, and the historical context of the time in which he lived. It should also introduce the Santa Monica Ranch as a passion and work of Will Rogers.
- Audiovisual Programs: The depth of material available about Will Rogers on film or audio

tape is extraordinary. We can use Will's own words and images to interpret what he stood for and how he chose to live his life. Additionally, extensive interviews with those who were related to him, worked for him, or were close to him are also available. The use of audiovisual media, whether in short loops, a featured documentary, or through interactive computer media, appears to be a natural fit that Will himself, a player in both silent and talking pictures, would have enjoyed.

- The interpretive opportunities available throughout the ranch should be clearly shown and defined at the visitor center through maps, postings, personal services, and items at the gift/book store.

Housing/ Sector Operations/ Multi-Use Facility:

- May be used for interpretive programs or exhibitions
- Interpret Josepho Barn

General Plan Recommendation and Compliance

- Site locations in the March 1992 General Plan for Will Rogers State Historic Park are mapped and described in "Facilities Plan" 3, 4.
- Proposed facilities are outside the Primary Historic Zone 48, 49, 96, 97, 98.
- New facilities must withstand seismic action as required by code 50.
- New development should be compatible with geologic and soil associated limitations due to erosion hazards 50.
- Proposed facilities are located in *Category II – High Use Intensity* site development and use 58, 59.
- Signs, gates, and fences should reflect historic colors, lettering and textures 112.
- Contemporary structures will be disabled-accessible 115.

Visitor Center Area: Park Unit Admin., Archives, and Curatorial, Docents, Parking

- Location of this facility as mapped and described in *Alternative 1, Alternative Proposals for Visitor Facilities Improvements*,

Sheet 1 is marked "At Existing Parking Area" 230.

- Visitor orientation building should minimize the need for interpretive exhibit panels and signage 64.
- Provide a new visitor orientation building at the west end of the Sarah's Point mesa, next to the new parking lot 72, 103, 106, 128.
- Provide a physical and emotional transition for park visitors to step back in time 99, 112. Design to be visually screened from primary historic zone 99.
- Provide overview of important facts about Will Rogers to make visit to Rogers home more meaningful and enjoyable 99, 114.
- Contain new contemporary visitor support facilities such as the access road, parking, picnicking, restroom and a visitor orientation building 99, 108, 114.
- Include 30-person capacity audio-visual room in visitor center 102.
- Design consideration to blend with ranch house 112.
- Justification, architectural design concept, architectural design analysis and criteria, and environmental influences see: 114, 115 (copy and attach?).
- Existing Kiosk and Entry to park Contains 32 paved parking spaces 91.
- Build new and contemporary contact station 112.
- Use architecture compatible with rustic ranch style 115.
- Low priority 119.
- Proposed 50 auto parking spaces 102, 107.
- Locate parking for docents and staff 105.

Maintenance Area: Yard, Storage, and Operations, Public Use Service Road

- The Conservation Plan for Management Area #7 proposes the location of this facility near area mapped as *Alternative 1, Alternative Proposals for Visitor Facilities Improvements*, Sheet 1 marked "in Ravine" 230.
- Alternative locations were not proposed in the General Plan. Proposed location of this

facility was sited for the upper entrance road of the park, past the residential area, and adjacent to park residences. Possible adaptive use of houses and garages for the administration, operations and storage of all related maintenance functions 3, 4, 105, 92, 101, 103,106, 108.

- Provide a public use service road 103.
- Improve existing service road for two-way traffic and public use 112.
- Move park maintenance functions to operations and maintenance area 105, 118, 127.
- Construct new maintenance shops and storage 119.

Multi-Use Area: Housing, Sector Operation

- The Conservation Plan for Management Area #7 proposes location of this facility to be placed adjacent to park residences. Site description and designation of space for Park Sector Operation and other discussed multi-use was not part of the General Plan. It is the location the General Plan sites for maintenance operations.
- Provide visual screening for separation between park facilities and the neighborhood 108, 113.
- Retain one house as park residence 113.
- Convert one residence for park use 113.
- Additional development will be modern, low profile with character of ranch 113.

Current Entrance Road

- Continue use as main entrance to park 90,107.
- Adequate turn lanes and stoplights on Sunset Boulevard created during General Plan 90.
- Avoid creating excessive traffic on local road, and provide safe access to and from the park, particularly off Sunset Boulevard 96.
- Develop park conditions signs for Sunset Boulevard 98, 108, 119, 126.
- Preserve all historic features in this area such as cherimoya grove and eucalyptus trees if from historic era 99, 112.

- Add white rail fencing on each side of road to reflect historic elements in Rogers’ ranch roads 112.

- Traffic is backed up down to Sunset Boulevard. To reduce congestion, limit types of special events to those that are oriented to historic park 126.

General Plan EIR: Adverse but not significant environmental effects:

- Reconstruct lower service road for public access that includes widening, replacing culvers, cutting, filling and some realignments, paving, etc. 139

- New “park full” sign on Sunset Boulevard 139

- New construction for visitor center 139

- Mitigation: Noise, limit to daylight hours on week days 140

- Dust, water site to reduce dust 140

- Erosion, install drainage prior to construction 140

- Lighting and glare from new visitor facilities and parking 142

- Mitigation: Put shields on sides and top of lights 142

- Housing for park staff reduction 142

- Mitigation: None 142

- Traffic and circulation and entrance road 142

- General Plan only recommends no increase 145

- Mitigation: “Park Full “ signs on Sunset. 145

- Trips Generated 145

- General Plan proposes no increase 145

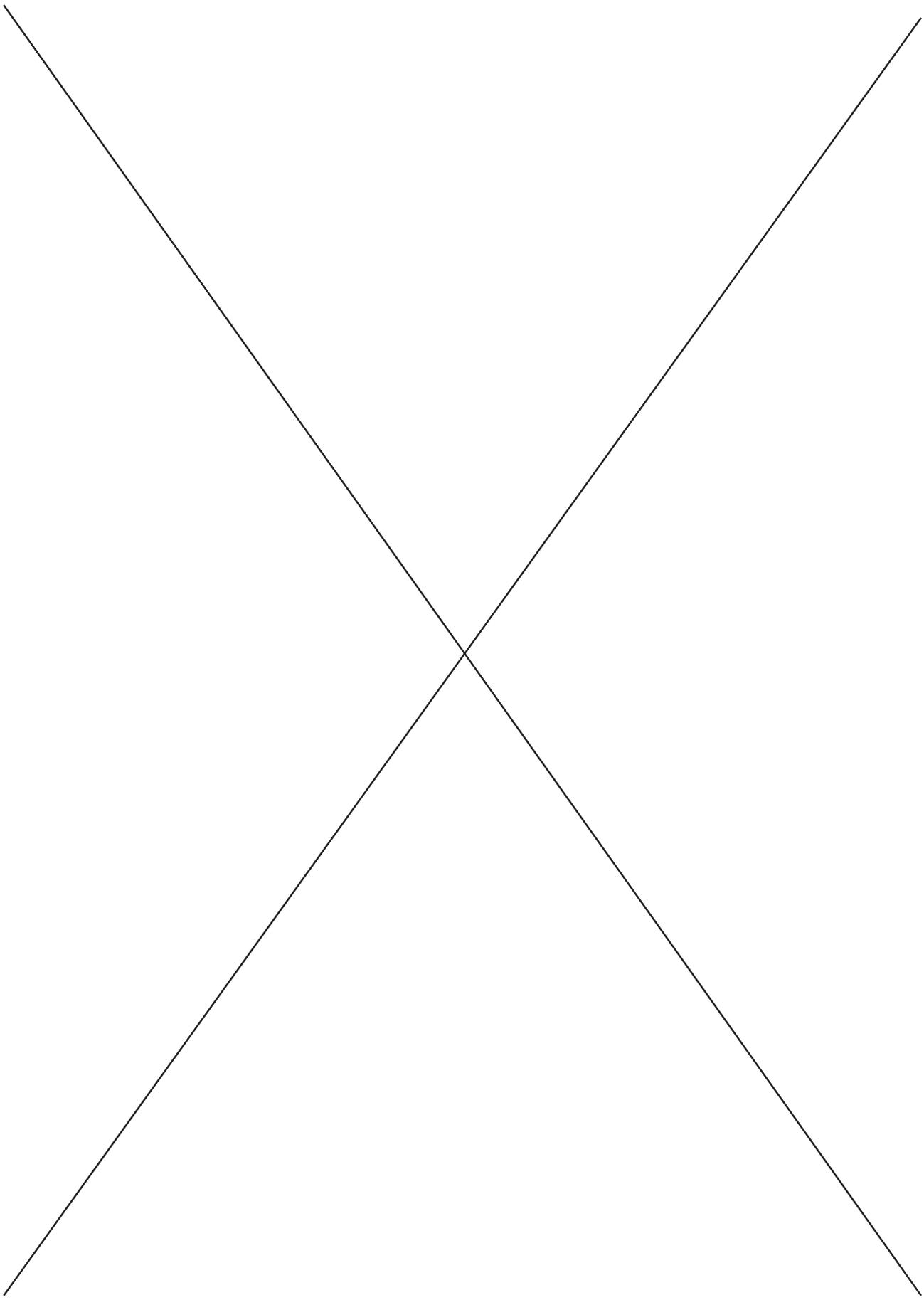
- Aesthetics 146

- Mitigation: The visitor center and new parking lot should be carefully designed to not be intrusive when seen from the primary historic zone 146

- Project Alternative Discussions 147-148

- Proposed Monitoring for Mitigations 149

Conservation Plan - Area #7 - Park Administrative Areas



Notes:



When the mule teams started grading the entrance road in 1925, Sunset Boulevard (Beverly) was not completed. The Japanese farm house is visible at center. *Will Rogers State Park Collection*

Conservation Plan for Management Area #8:

Historic Entrance and Gatehouse Area

Remembering...

"The ranch lies high on a mesa above Sunset Boulevard. From the gate on the boulevard to the house is about one mile, and we built our own circling driveway up the hill (B. Rogers, 1942)."

"But I wish you could see the ranch at Santa Monica. To begin with, the approach is so beautiful, rollin up an around hills covered with acacia trees. An at the right time of year the air is so heavy with orange blossoms till you sort of get in a very fiesta attitude before you arrive (*My Cousin Will Rogers*. Trent, Spi. 201)."

"... their engineers (City of Los Angeles) have assured us they will make the turn-out to suit us and besides we start cutting into the side of the hill right there. . . and we will be turning up the canyon, making it practically a right angle and giving a perfect view of the Blvd both ways from our entrance. . . (Art Ireland to Will Rogers, 1925)."

Historic Site Description

The winding driveway, located at the southeast portion of the park, was laid out and constructed in April 1925. From the entrance gate to the main house the road is about a mile long. This road was built for the Rogers ranch to enter from the east side of the property and it remained the same into State Park ownership. Later, the entrance to the State

park was created on the west end of the property.

The **historic entrance road** climbs approximately 200 feet between Beverly Boulevard (now Sunset Boulevard) and the polo field, with four switch-backs. A letter and map sent by Will Rogers to Lee Adamson in the spring of 1925 describes his plan for an entrance road up Rustic Canyon along the general route of the present driveway. A letter from Adamson to Rogers dated April 29, 1926 describes the work in progress. A low altitude aerial photograph shows the road under construction. Very few trees had been planted along the entrance drive by the time the polo field had been graded in 1926. By 1929,

The original gate in 1934. *Will Rogers State Park Collection*



however, small eucalyptus trees lined the entire drive and continued along the east side of the polo field and along the road to the stable area. Jim Rogers remembered bringing the trees in five gallon buckets and planting them by hand.

“A word about the Gate House.. .. One of the groundsmen lived there for a while with his wife. Later, it was used by Buddy Sterling and his family. After Mr. Rogers’ accident, Tex Wheeler, the artist, lived there with his family. The reason the Gate House was built—Mr. Rogers did not like to come home and unlock gate at the entrance on Sunset Boulevard, so Mrs. Rogers had that Gate House built with a bar across the road which could be lifted from the outside (E. Sandmeier. GP 184, 185).” Some sources state that the toll of Roger’s popularity began to affect Betty Rogers, so she and Will had planned a gatekeepers home. A photograph of the **gated entrance** to the property, taken in the mid-1930s, shows a heavy wood plank gate with long narrow wrought iron gate hinges, painted a dark color. The gate and posts are painted white. On the Beverly Boulevard side, the adjoining wire-filled wooden rail fence is also painted white. Mature trees and shrubs are located on both sides of the entrance drive.

The **Spring Vault** is located along the original entrance driveway about halfway between Sunset (Beverly) Boulevard and the Gatehouse. The 10 by 12 foot vault is built into the hill immediately northwest of the road at the base of the hillside. The structure is built of granite and concrete with original wood supports. The cement exterior appears to have been refinished since 1926. Water runs into a culvert. This spring was on the property at the time of Will and Betty Rogers purchase. The vault was built during road construction between 1925 and 1926. This may have been the first resource on the ranch improved by Will Rogers.



Gatehouse in 1950. Will Rogers State Park Collection

The **Gatehouse** and garage is located along the west side of the entrance road up from Sunset Blvd. Constructed in 1931, as a foreman’s home and gatekeeper station, the board and batten sided California bungalow does not have a historic photos record. Its appearance as recorded in 1950 may be very similar to its construction. The 1950 photograph shows a small wooden footbridge that crosses a fieldstone-lined gutter along the driveway. A garden style white picket fence on the north side of the steps borders a small flowerbed placed between the steps and porch. A large palm tree is located behind the house toward the south side. Small shrubs are located on the west side of the steps and against the house on either side of the cobblestone chimney.

The nearby **garage** is connected to the house by a painted picket fence. Both structures are protected by a retaining wall and both share stone culverts to divert and water flow down the surrounding steep hills and roadways during heavy rain seasons.

Site Work

Original road cuts, grading and paving
Rock lined ditches and culverts

Site Features and Elements

- Entrance gate, post and fencing
- Footbridge from road to house entrance
- Picket fences at gatehouse
- Concrete walkway, steps and rockwork
- Gate control mechanism

Structures

- Gate House
- Garage
- Spring vault

Vegetation

- Eucalyptus tree lines along entrance drive
- Entrance plantings by gate, small acacia.
- Ornamental planting near gate house and garage
- Native slope cover

Current Conditions

The 12 foot wide driveway starts at an intersection with Sunset Boulevard, and winds through four hairpin turns for a total of 4500 feet. It terminates at the ranch house. The road

is now used only for emergencies, and as a one-way exit. The driveway is lined with rock drainage ditches and eucalyptus trees planted by Rogers. Some of the drainage ditches are in disrepair, while others have been restored recently by the NCCC under the direction of an experienced mason. Some historic rock-lined drainage ditches were paved over in recent time.

Trees loom over 100 feet, in contrast to about 25-30 feet during the historic period. A line of ficus were planted along the roadside, and now they disturb the historic characters, maintenance of roads and drainages.

The cottage style gatehouse was outfitted with a stone fireplace and a cast-iron stove. Later, the kitchen was expanded which changed the shape of the front porch. A room was added on the north side of the house. The gatehouse was a park employee residence. About 1995,

The trees on the entrance road in 1944 was quite mature and large.





Gatehouse, 1997

gatehouse and garage was converted into park offices.

None of the objects listed in the 1944 Deed are currently located in the Gatehouse. Also of note is that the Gatehouse has not been used as an employee residence for the past few years, but has been used as office space for park staff.

Conservation Plan

Vision Statement

Rogers had planned the east road entrance as his way to come home and to enjoy his family and equestrian facilities. The feeling of arriving or coming home is central to everyone's experience. The opportunity to come up the historic entrance road would evoke in most visitors the feeling the Rogers family must have experienced. It was the barrier between family life and the public eye. Not only would the visitor experience the "coming home", but visitors would also view the ranch site in its prominence entered from the lower eastside. Recapturing this experience necessitates co-ordination with City of Los Angeles engineers to install traffic lights and turn lanes for one-way park entrance.

Site Work

- Restore original road widths, grades and surfacing
- Modify road turns and switchbacks to accommodate emergency vehicles
- Repair rock work, replacing sections now covered with asphalt
- Restore existing historic rock-lined ditches to functional use
- Construct downdrains from Sarah's Point with outfall energy dissipating devices
- Construct signalized intersection of historic entrance road with Sunset Boulevard
- Provide electronic 'Park Full' signs in advance of both Park entrances
- Widen curves on historic entrance road to accommodate buses and trailers
- Replace existing culverts with resized culverts on historic entrance road

Site Features and Elements

- Reconstruct historic entrance gateposts if feasible
- Reconstruct picket fences at gatehouse and garage
- Reconstruct historic pathways, culverts, footbridges, and walkways
- Remove non-historic fencing and other landscape features around gatehouse

Structures

- Restore character-defining features of exterior of gatehouse and garage
- Refer to architecture plan for spring vault, gatehouse and garage

Vegetation

- Replant eucalyptus trees
- Replace appropriate plantings per Miles Allen photo at gatehouse
- Re vegetate road cuts where needed for erosion control
- Co-ordinate efforts with neighboring property owners to control invasive growth of ficus trees along roadway

Collections

- No determination of gatehouse furnishing has been made.
- If original objects still exist, provide appropriate storage and/or exhibit space.
- It is not recommended that original objects be returned to the Gatehouse.

Interpretation and Use

- Potential use as a guest house for visiting scholars, etc.
- Use historic entrance road for one-way entrance to park
- Incorporate with driving or walking tours for “coming home” experience
- Incorporate the understanding of a spring vault
- Interpret the significance of the historic road, spring vault & gatehouse by adding interpretive panels of an appropriate scale and design that do not detract from the historic setting.
- Develop the Gatehouse for adaptive use by furnishing it with historic reproductions and making it available for viewing from the exterior by park visitors.
- During the development of the unitwide Interpretive Plan, consider including adaptive use of the Gatehouse and Garage to provide temporary lodging and parking for Ranch guests such as Rogers family members and visiting scholars.

- Develop a “Bus Stop” outreach program for people using the bus that includes a walking tour of the historic gate, road, spring vault and gatehouse.

General Plan Recommendations and Compliance

- No specified use for the Gatehouse was given in the General Plan.
- Historic entrance, road, Gatehouse and garage are in the Primary Historic Zone. 48
- Maintain the spring vault, provide proper security and control devices, and improve runoff from the spring to use the water in the park. 105
- Construct new drainage for the spring vault south of the gatehouse. 119

General Plan EIR: Adverse but not significant effect

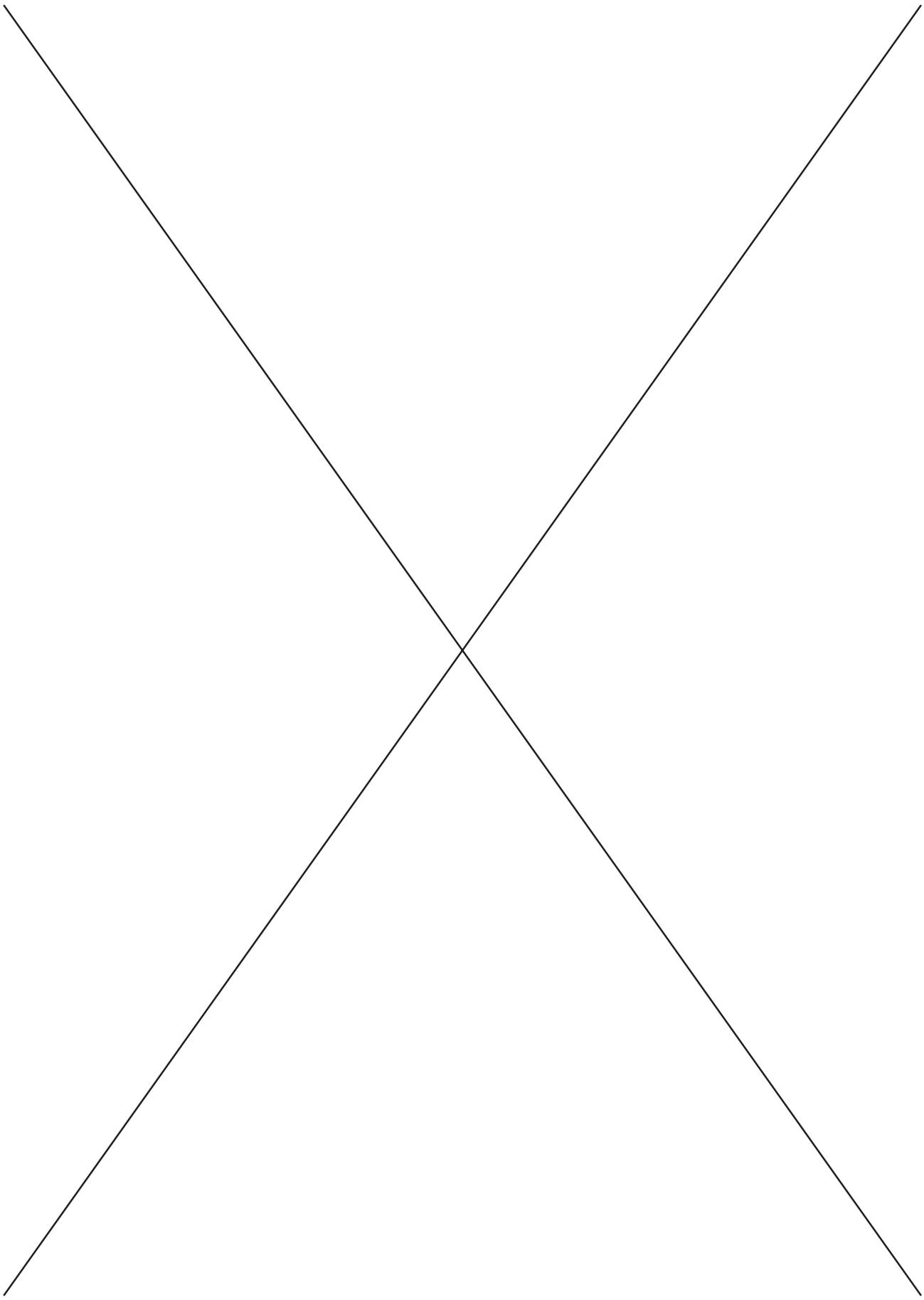
- If gatehouse and garage are made into alternative use, displaced employees will likely to have to seek affordable housing elsewhere. 142
- Mitigation: None

Notes:

Map to follow:

Conservation Plan - Area #8 - Historic Entrance and Gatehouse

Conservation Plan - Area #8 - Historic Entrance and Gatehouse



Notes:



Betty Rogers overlook in 1930 with yuccas and othe native plants with the cleared areas of Heart Canyon lower left. *Will Rogers State Historic Park Collection*

Conservation Plan for Management Area #9:

Natural Slope Areas

Remembering...

“In the Santa Monica hills he first bought one hundred or so acres (to be added to later), . . . A little patch of clearing had been made by a Japanese truck gardener, and there was a road, almost impassable, leading up to the mesa. The rest was simply scrub growth over the rolling foothills of the Santa Monica Mountains. Then the work began. A lot of sagebrush and greasewood was clear away and burned(B. Rogers, 1941).”

“An there were people that would come in (to clear brush) and one time he event went as far as to get a tractor in here. . . before it could get very big, he had it grubbed out and took all that big scrub-oak and sumac and all the rest of that (J. Rogers 1976:37).”

Historic Site Description

Horseback riding and private estates within the Pacific Palisades and Santa Monica area grew in popularity in the 1920's. Will Rogers joined those who desired to escape the edges of Los Angeles so that enjoy the wide –open spaces and trails in the nearby Santa Monica Mountains. Rogers selected land made up of canyons, mesas, hillsides and hilltops to expand his equestrian interests. Within the parameters of Rogers original purchase, bladed roads served as trails meandering throughout the upper portions of the ranch. A Spence aerial photograph taken in 1929, illustrates how clearly and neatly Rogers had begun to mark his land. Long stretches of fencing, clearings for corrals, riding areas, polo fields and structures for equestrian activities

nestled into natural slopes and native vegetation created a new working horse ranch.

There have been two major fires that threatened the ranch, in 1939 and 1978. During Will's lifetime the natural brush covered slopes were kept cleared of brush. The chaparral that covers the hills depends on fire to keep its life cycle in balance. To keep the fire hazard under control, Will kept a crew grubbing out the brush all around the ranch and cleared hillsides became another important feature that dominated the landscape.

Site Work

- Ranch Roads
- Ranch Trails
- Historic Topography

Site Features/Elements

- Rock work, rock drainage systems and rock walls as retaining walls
- Roads and trails

Structures

- Not applicable

Vegetation

- Eucalyptus Trees
- Native Canyon Vegetation— see GP native plant community descriptions

Collections

- None known

Current Conditions

The upper hillsides area is the backdrop as seen from the rest of the park, and especially the primary historic zone. It includes about 100



Park Entrance, 1997

acres of mainly steep, chaparral covered terrain. There are about eight miles of trails that loop through his area. The trails have received heavy use over the years. A combination of more horses in the park and in the surrounding residential areas has left the trails in worse shape than when Rogers lived there. The upper hillside lands offer some opportunities for additional trails. However, trail expansion in the park would not be environmentally desirable, historically accurate, or beneficial to the spirit of place.

In the ranch area, almost all of the 0-8 percent slopes have been built on by Will Rogers, and contain historic structures or features. Localized slope failures have caused damage to some of the historic structures and trails throughout the park. Management and maintenance practices need to consider these limiting factors in order that the acceleration of slope failure does not permanently damage the historic settings.

For additional details, refer to the Master Drainage Plan for Will Rogers State Historic Park.

Conservation Plan

Site Work

- Restore existing historic rock –lined drainages to functional use.
- Construct down drains with outfall energy dissipating devices at each culvert.
- Replace existing drop inlets and culverts with resized inlets and culverts.
- Overflow parking should avoid drainages and rock work.
- Fire road drainage per Master Drainage Plan

Structures

Not applicable to this section

Vegetation

- Use native plant material to protect from mudslides and erosion within fuel management plan
- Refer to District Ecologist

Collections

No specific collections are associated with this area.

Interpretation and Use

- Trails – interpret Will's love of horses, his view of nature and solitude, and his fire and flood

control management in the canyons and hills around the ranch. Place low-profile interpretive panels at strategic points along the trail that are regularly traveled by recreational users.

- Inspiration Point – interpret the contrast of the natural beauty of the Santa Monica Mountains with the carefully designed Ranch lay-out, as shaped by Will Rogers. Interpretation here should resonate inspiring messages to increase visitor appreciation of this unique landscape.

General Plan Recommendations and Compliance

- Outside historic zone, maintain existing significant natural areas. 1
- Restore brush burning in non-historic zone as adopted in Wildfire management plan. 1
- Relate to the public the natural history and ecology of the Santa Monica Mountains portion of the park. 1
- No rare, endangered, or sensitive plants have been found within the boundaries of the park. Further field surveys are needed. 28, 51
- On lands other than those supporting facilities or historic ornamental landscaping, vegetation shall be managed toward a native condition. 51
- In modified areas such as fuel management zones, efforts shall be made to retain historic or native communities while providing essential fire hazard reduction. 51
- Alien species of plants, capable of naturalizing in the wild, shall be removed. Exceptions include specimens of ornamental species that are part of the historical landscape during the Rogers era. 51
- Expanding hiking and riding opportunities would not be historically accurate or environmentally desirable. 88
- Preserve hillsides and canyon lands for their historic character and natural beauty. 97
- The upper hillsides act as an essential backdrop and buffer zone against the surrounding urban landscape. Continue to manage as a natural area and trails. 99

- Replant cleared portion of hillsides where Rogers planted slopes and various trees. 113
- Fuel breaks should be out of the view of the primary historic zone, and should be designed to minimize hard edges to blend into native vegetation patterns. 113

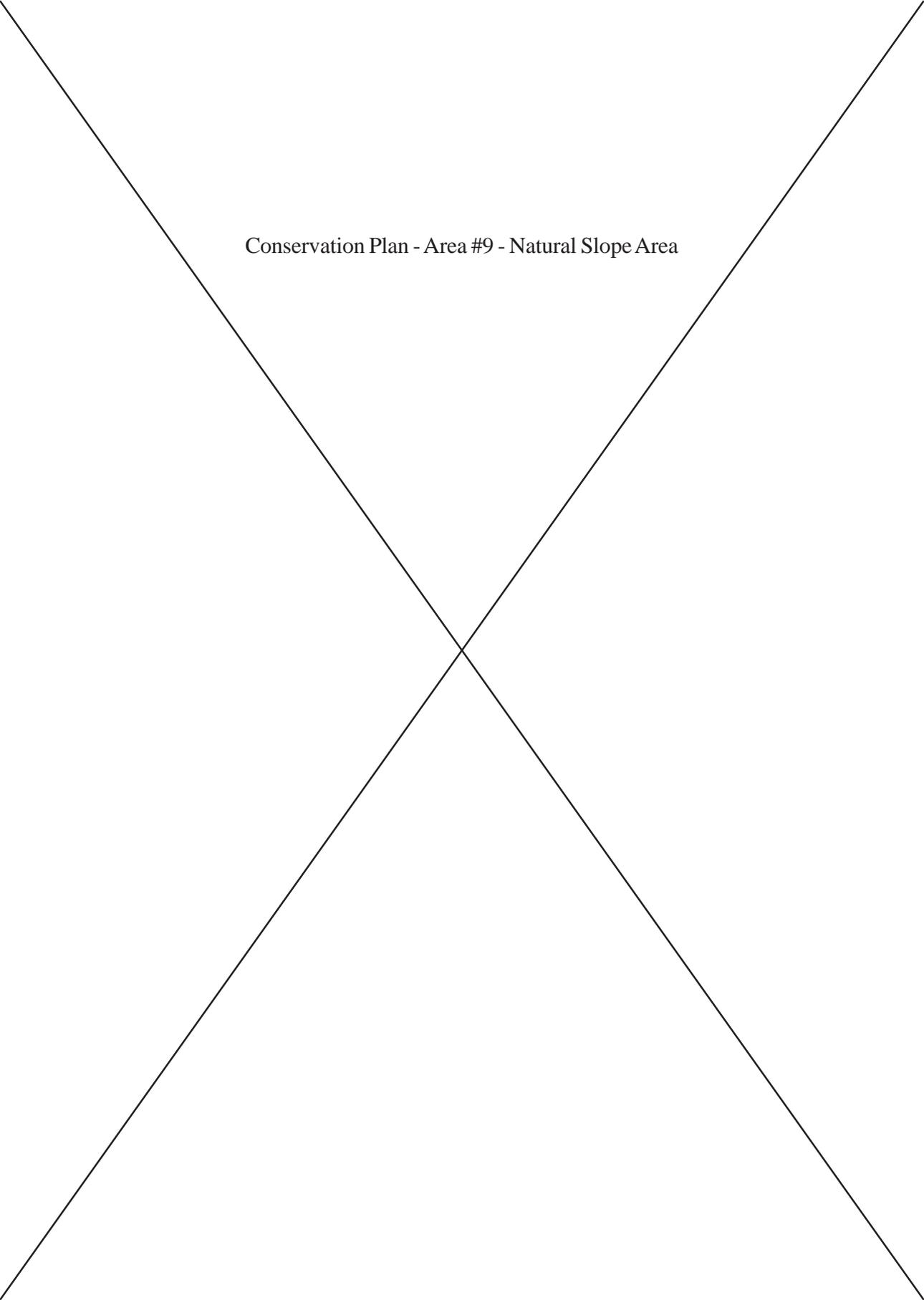
General Plan EIR: Adverse but not significant environmental effect.

- Install a new water tank on the ridge above the picnic area. 139
- Mitigation: Construction sites will have drainage structures installed, and disturbed soil will be protected. 140

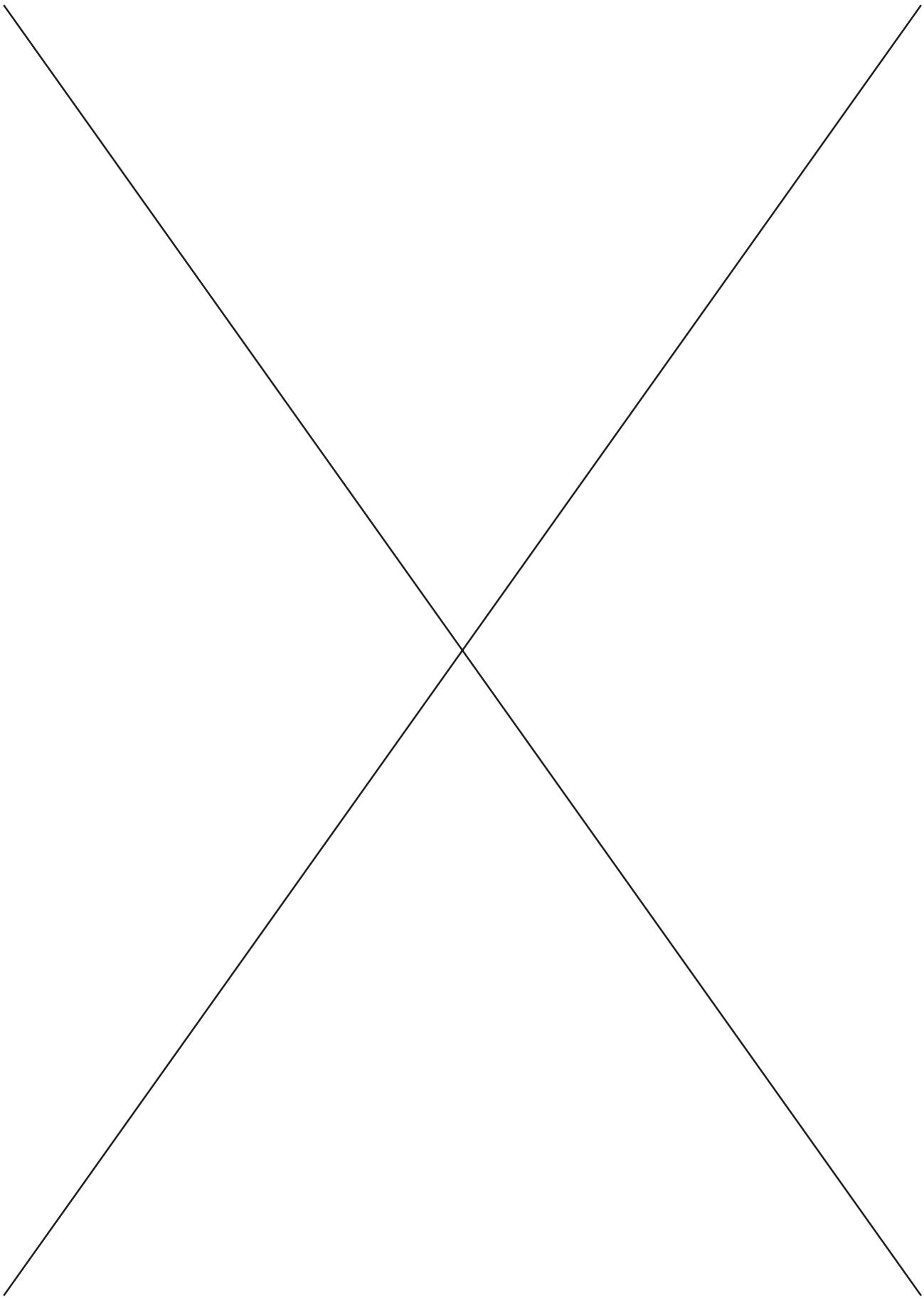
- Specific impacts to natural slopes discussed in specific sites with new construction.

Notes:

Map to follow:
Conservation Plan - Area #9 - Natural Slope Area



Conservation Plan - Area #9 - Natural Slope Area



Notes:



One of the earliest Cherimoya groves in Los Angeles Is the small grove in the middle of the picture. Will Rogers purchased the land in 1934 and used the road that went through the grove as his back road to the house. *Will Rogers State Park Collection*

Conservation Plan Management Area #10:

Cherimoya Grove

Historic Site Description

In 1924 Ralph Dalluge purchased ranch land in the vicinity of Rustic and Rivas Canyons and planted out a variety of orchard trees: avocados, cherimoyas, sapotes, loquats, mangoes, cherries, peaches, plums, and citrus.^F The Dalluges built a family compound, which allowed them to pursue quite an interesting lifestyle. It included a rustic home generously furnished with southwestern craft and Indian ware, an assortment of other buildings, and an elaborate landscape. Will Rogers was among the prominent who visited and perhaps garnered ideas for the place he was developing. The Dalluge Ranch, however, was subdivided for sale during the depression, so in 1934 Will Rogers acquired the section of property adjacent to his ranch. This land included the west mesa and a large grove of cherimoyas trees planted on the western slope below. Today, thirty one cherimoya trees remain of this original planting. They are situated in the neck of a hairpin turn along Will Rogers State Park Road.

The species *Annona cherimola* originates from the Andes of Argentina. Harry Butterfield includes the cherimoya in *A History of Subtropical Fruits and Nuts in California*.^F According to Butterfield, it may have first been introduced into California in the Santa Barbara area with a tree brought from Mexico in 1871. A small grove was planted soon after in Hollywood by Jacob Miller. California varieties were listed in a 1912 nursery catalog by F.O. Popenoe of Altadena. In his publication, Butterfield included a table of "Cherimoya Varieties in California." It is reprinted below and

lists several of the old and new varieties of cherimoya.

The late Dr. Arthur Schroeder, a botanist associated with UCLA, took an interest in cherimoya and first studied the grove at the Rogers' ranch in 1940 while Betty Rogers still owned the property. He counted 76 trees and estimated their age at around 20 years. His study focused on whether fruiting could be increased by hand pollination of the trees. The results were harvested the following year and indeed proved that hand pollination increased yields. Out of 35 flowers, 82% set fruit. Of the 35 flowers not hand pollinated, only one set fruit.

According to his wife Mary, Dr. Shroeder believed this grove may have come directly from Andrew Chaffey's grove in nearby Brentwood (three miles away). Butterfield notes that the "Chaffey" variety was introduced by A.H. Chaffey in West Los Angeles in 1917, from a seedling received from USDA lot of seed (P.I. #44841) collected in Argentina by W.S. Damon. Historian Randy Young said that the last specimen of the Chaffey grove was destroyed during the 1980s.

Mary recalled that the head groundskeeper for Betty Rogers was very happy to have the fruit to pick and sell at the local market. Art ceased pollinating the grove when local neighborhood kids discovered the fruit and tossed them at passing cars. His experiment ruined, he went on to other projects but always referred back to



Cherimoya Grove, 1997

this grove as one of the oldest surviving cherimoya orchards in California.

Mary also noted that Art believed the surviving trees were situated near a spring and have survived purely by chance. The grove, however, was always stressed for lack of water (even in 1940), and Art thought that without irrigation the survivors would have little chance of being healthy and productive. A hand-drawn irrigation plan for the grove was found in park files.

Randy Young stated that historic aerials indicate that the grove was laid out in two parts, one part located more to the south and up slope. He believes that the widening of the road for park access (c1950s) may have wiped out a complete row of orchard trees, except for a single remaining specimen. Young pointed out that the Italian Cypress trees were also planted by Dallugge in the mid 1920s. They followed the contours of the original dirt road which was narrower than the paved road installed by the park system. Thirty-five of the original Italian cypress trees remain. To reconcile a heavy tax burden, the Rogers' estate sold the Villa Grove and Ravoli Drive mesas for subdivision in 1945,

as well as twenty-one acres of Rustic Canyon bottom land.

^F Unpublished interview with Mary Schroeder conducted by historian Randy Young 9/29/02.

^F 1963. University of California Division of Agricultural Sciences, Agricultural Extension Service, Agricultural Experiment Station.

Conservation Plan

Vision Statement

The remaining cherimoya trees are maintained as a grove of cherished heritage trees. They are cooperatively managed by agreement with an agricultural university that studies historic orchard stock and ideally maintains collections of heritage trees.

Site Work

- Update irrigation systems. [note: change regime of existing trees cautiously]
- No stormwater/drainage/water quality improvements planned.

Site Features and Elements

None noted.

Structures

None associated.

Vegetation

- Complete soil archaeology to confirm root traces of missing orchard trees and replace with trees propagated from the parent stock.
- Replace missing Italian cypress along roadway in this area with stock propagated from original plant material.

Collections

None associated.

Interpretation and Use

- Interpret the history of the orchard and of cherimoya plantings in California by maintaining a healthy grove that will once again bear fruit.

General Plan Recommendation and Compliance

- Develop a restoration and management program for the cherimoya grove. 117
- Restore grove. 119

General Plan EIR:

Grove not specifically discussed

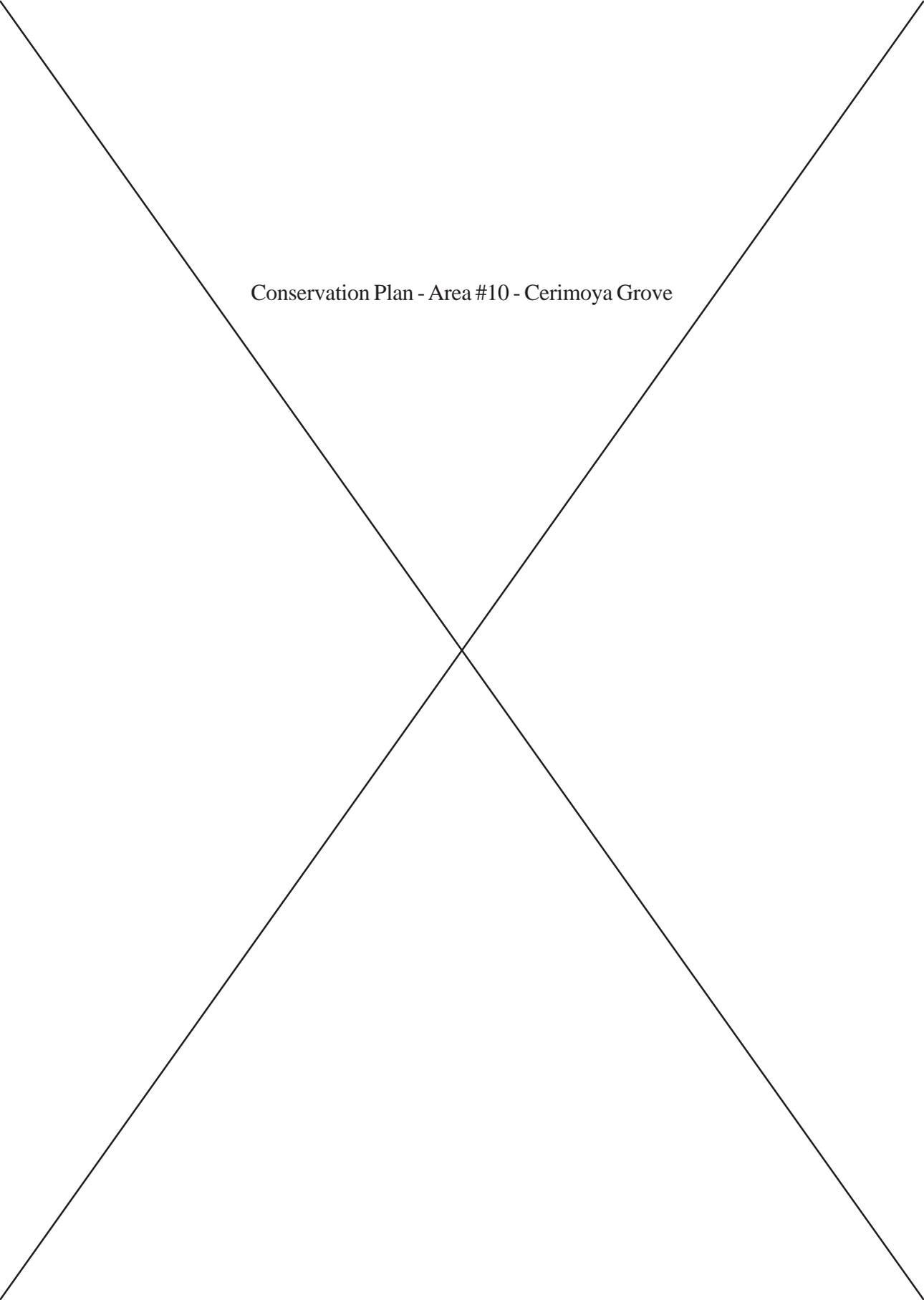
Conclusion:

The Conservation Plan recommendations are consistent with General Plan recommendation.

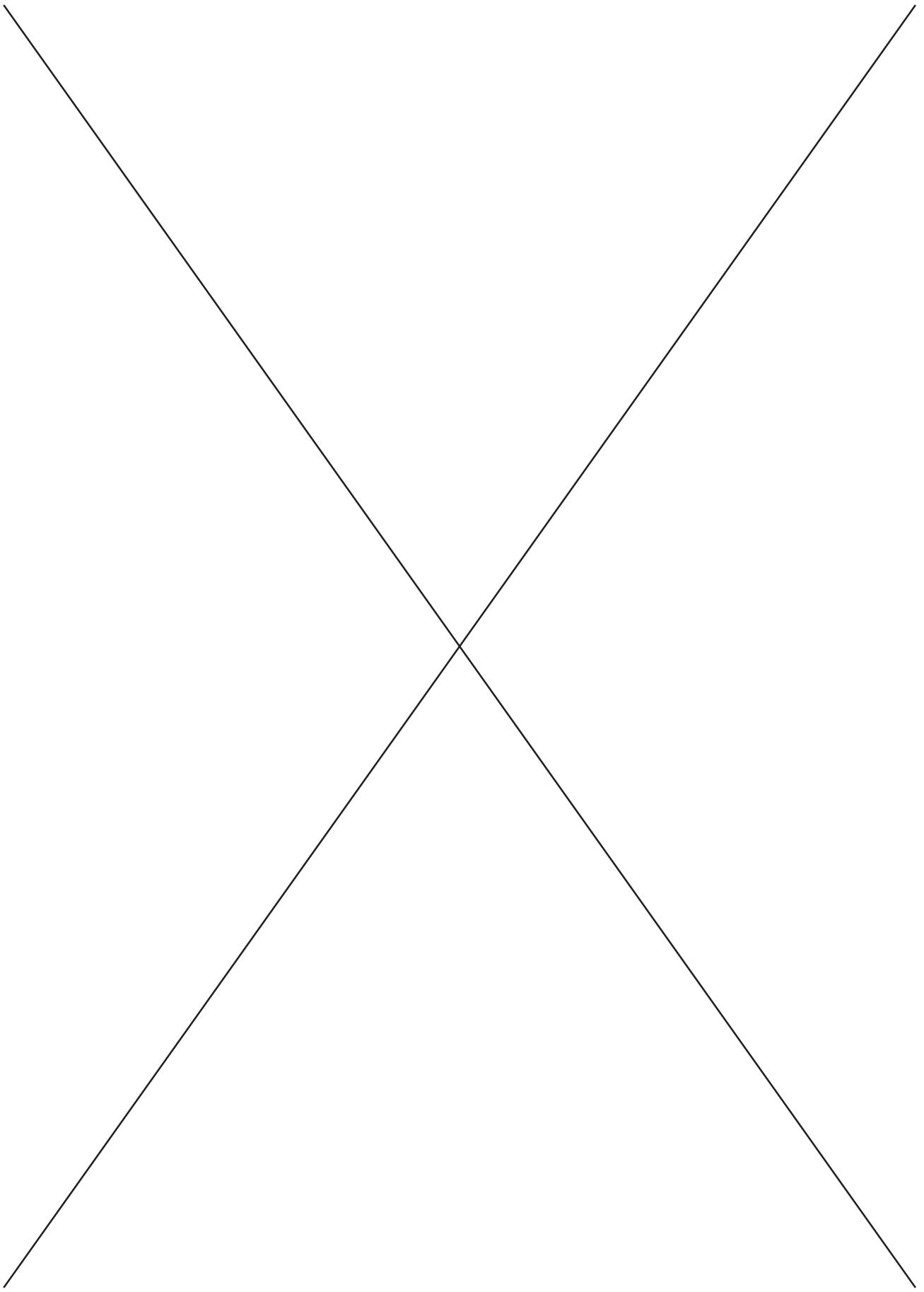
Notes:

Map to follow:

Conservation Plan - Area #10 - Cerimoya Grove



Conservation Plan - Area #10 - Cerimoya Grove



Notes:



Aerial taken in 1940 that shows how the barn has a view unobstructed by tree. These viewshed alleys were a very important feature in Will's landscaping.

Historic Landscape Management Guidelines

Historic Features and Elements

At the Rogers ranch, the historic pattern of organization and relationship to its geographic setting can be realized by examining historical descriptions, aerial photographs, and recorded remembrances contained in this plan. The importance of preserving the historic landscape features of the ranch is described in the “Historic Landscape Evaluation” portion of this document.

- The General Plan design criteria placed importance on the visual “spirit of place” within the Primary Historic Zone. Directives state that any site or landscape improvement projects will protect the original integrity of the historic ranch (111).
- When addressing the repairs of any historic feature or element, consult this plan and Department cultural resource specialists. If resource data or reports from specialists have not yet been completed, the standard guidelines for treatment of features are found in *Guidelines for the Treatment of Historic Landscape*, National Park Service.
- Currently, the main ranch house is listed on the National Register of Historic Places. All additional historic features described in this document contribute to meeting the criteria to update the existing National Register nomination from a single historic building to a National Historic Landmark landscape district. The general guidelines are defined in the National Register Bulletin #16A, “How to Complete a Register Form.”
- Prior to taking on any work in the park that will affect historic landscape features or elements, please consult the “Project Review

and Monitoring Program” section of this report.

Historic Siting, Grading, and Drainage

Carved into a series of canyons and mesas, the Rogers ranch contains exact structure locations and a complicated system of handcrafted stone and rockwork used for both ornamentation and drainage. Grading for building and feature sites was accomplished by a combination of hand labor, mule pulled Fresno scrapers, or a tractor.

Historic Siting

- Consult the conservation plan to identify site features and elements that have been changed and that may disrupt the property historic spacial organization.
- Prioritize reconstruction based on the total context of the 1935 ranch complex.

Historic Grading

- Consult conservation plan to identify structures and features that are at historic grade.
- When possible, reconstruct areas with techniques that give the appearance and the characteristics of using historic grading methods.
- Consult geotechnical reports to identify potential problems with structures due to poor grading methods.

Historic Drainage

- Recognize that ranch area is subject to severe flooding and thereby the preservation of historic structures and features will depend on an annual schedule for cleaning rock and stone drainages.

- Retain the look of a 1930's hand formed landscape by preserving remaining stone and rock.
- Do not allow vehicle parking, pedestrian short cuts or planting to disturb historic rockwork.
- Consult geotechnical report and engineer report for site-specific drainage concerns and recommendations.
- Obtain the advise of a masonry conservator to repair damaged drainages. Reconstruct destroyed features in accordance to techniques provided by stone and masonry conservator.

Viewsheds

The planned landscape at the Rogers ranch reflects a construction philosophy that positioned the back of structures along embankments, facing outward to a view with generous open spaces sweeping in front of them. Both the stables and several ranch house windows have impressive vantage points. Views were not limited from the front of structures. The long winding entrance road levels off with a panoramic of the ranch. In addition, the promontory at "Inspiration Point" offers the park visitor a chance to overlook the entire ranch property.

- General Plan recommends screening non-historic features and structures from views of primary historic zone (111-112).
- Consult the conservation plan and Historic Structure Condition Assessment report for specific view descriptions.
- Consult the vegetation plan to remove or replace growth that obstructs original views.
- Adopt the conservation plan recommendations to locate park visitor center, parking and circulation, and operation function outside the view of the primary historic zone as a means to protect historic view corridors.
- Implement interpretive plans that assist park visitors to stop at view points and experience views once enjoyed by the Rogers family and their friends.

Circulation: Historic trails and roadways

Aerial photographs and panoramic views of the Rogers ranch illustrate the series of roads and trails that were original to the ranch. The first roads were cut along and around ranch buildings and features as a functional part of a developing property. A few were added on when use of a structure changed. Three trailheads are located within the Primary Historic Zone (General Plan, March 1992 "Existing Facilities Map"). An equestrian staging area is designated at Sarah's Point. Special permits will be made available so that some equestrian gatherings can be planned when polo is not scheduled.

- The General Plan (GP) identified eight miles of horse and hiking rails in the park. Some trails feed into the Backbone Trail System that extends 55 miles through Topanga State Park and the Santa Monica Mountains (89).
- GP recommends the maintenance and improvement on the existing trail system (96-98).
- GP recommends the original grade, width, number and location of roads and trails should be maintained and screened as needed from the Primary Historic Zone (113).
- GP proposed no new roads (111). For location of historic linear features within the Park boundary, refer to the "Historic Roads and Trail Map" contained in the Natural Slope Conservation Plan in this document.

Historic Trails

Aerial photos reveal that at the time of purchase, the Backbone Trail was well established and perhaps is one of pre-contact era. Observations made from various sources indicate that Rogers had most of his trails cut by 1930, with the exception of one trail leaving the west end of the ranch and leading to his cabin in Topanga Canyon. "Hidden Trail or Anatol Trail" was built sometime in 1935. It is likely that this ranch trail was the one upon which Betty and Will rode prior to his death.

- Some trails carved out by ranch hands for equestrian use in the 1920's were not engineered for the heavy use received today by park visitors. Attempts should be made to

maintain the historic integrity of historic trails original to the ranch.

- Repairs should to be made using materials with character and fabric from the historic era such as rock cribbing in lieu of hardware store purchases.
- A formal historic trail survey should be made and included in the update to the National Register listing. With the survey, a treatment plan and a use plan should be generated. Not all historic trails are suited for adaptation to public use.

Historic Roads

Correspondence from Will Rogers to Lee Adamson illustrated the level of involvement Rogers maintained in the development of his ranch. One letter devoted to possible subdivision of land, also detailed where Rogers wanted roads placed.

Many roads around the ranch were dirt roads. The historic entrance road had an asphalt-concrete paving to the main house. Roads near the house were oiled as a means to reduce dust. By 1928, several roads were constructed so that automobiles could make their way through portions of the upper hillsides.

In an effort to capture the sense of ranch roads constructed in the 1920's, changes to the size and texture of some roads should be made as directed in the "Conservation Plan" contained in this document.

- A formal historic roads survey should be undertaken as a part of the update to the National Register listing.

Rockwork: Walls, Paving, Drainage Structures

Rockwork remains one of the most endearing features on the ranch. All of the original rocks were quarried on the site, and crafted into numerous functional and decorative features throughout the ranch. No doubt, Rogers' use of native rock was influenced by his visits to his neighbors in Rustic Canyon who used native material for construction of their Arts and Crafts style properties. After some initial

work was done on the ranch, Rogers retained a full-time employee who build and maintained the stonework.

Local sandstone and bluestone pavers were used for many of the steps, walls, and stone ditches throughout the property. Sweeping walls of riverine cobble were built along the facing of slopes around the stable. The first of many fireplaces were built from stones gathered from the hills of the ranch. Later, fireplaces and retaining walls were made of dressed Calababas stone. The porches and patios were paved with Bouquet Canyon flagstone arranged in a subtle, three-shaded color pattern.

- General Plan recommends restoration of these features with matching original material and mortar (111).
- Do not undertake any rockwork without consideration of the methodology and mortar created by the craftsmanship of the late 1920' and early 1930's. Matching original material and craftsmanship will retain the aesthetic value of the landscape.
- Photograph and record all rockwork before a project begins.
- Create a template or map of the location of each stone.
- Record or document the work accomplished.
- Future repairs and rehabilitation should be undertaken based on the recommendations of a stonework and mason conservator.
- The park should pursue a contract for a stonework and masonry conservator to identify original materials and workmanship to the historic time of the ranch.

Fencing

Fencing is one of the most character-defining features of Will's ranch. Those white rail fences defined and outlined pastures, lawn, polo field, riding arena, roads, corrals, barnyards, chutes, and some trails. Like many other aspects of the ranch, fences moved around and changed according to Will's evolving ideas and vision. A line of fencing

was often accompanied by a parallel line of eucalyptus, and sometimes with a rock line drainage ditch as well. Will's fences varied in height, number of rails, and other details, as well as the types of gate used. During the relatively short, but active period of ranch development, Will Rogers dedicated substantial labor and other resources to the construction, maintenance, and re-location of fences.

Fencing land was always an important act in the history of the American west—at once functional, aesthetic, and symbolic. Fences marked territory, making a ranch out of open range land. [F] Betty wrote of Will's father Clem creating the ranch where Will was born: "With the coming of the railroads, the Indian Territory began an era of development. Clem fenced thousand of acres of rich grassland, introducing, I have been told, the first barbed wire into the Indian Territory...As Will's father prospered—he had the use of all the land he could fence and maintain..."

Will wasn't fond of barb wire, however, and never used it on his ranch. Indeed, it signified the end of time he always pined for—the days of open range cattle and cowboys. Will used white rail fences, and historian Randy Young pointed out that "White fences denote a gentleman's ranch—they take more maintenance."

[F....The "range" is to be distinguished from the "ranch." "Range" was the open country, while "ranch" implied a fenced range. Pg. 12, Ramon F. Adams, *Cowboy Lingo*, initial copyright 1936]

- General Plan recommends that all original white rail fencing should be restored as it appeared in 1935 (112).
- Refer to Historic Fences and Walls Map in this report to identify remnants of historic fencing and walls.

Exterior Collections

Introduction

For the purposes of this Historic Landscape Management Plan, the exterior collections are defined as those objects in the Will Rogers Museum Collection that are associated with the historic landscape. Based on a physical inventory and a review of catalog cards on file at Will Rogers State Historic Park, 115 objects have been identified as comprising the exterior collections. A total of 30 objects are on exhibit in the Ranch House Patio/Walkway, Blacksmith Shop, and the Hay Barn. A total of 63 objects are being stored in the Ranch House, Lath House, and Brood Mare Shed. There are 22 objects being stored outdoors in the park residence area at Topanga State Park.

Departmental Guidelines Regarding the Care of Collections

The overall guidelines to be followed for the care of museum collections within California State Parks are to be found in the *Museum Collections Management Handbook, Volume I: Basic References (1998) and Volume II: Practices and Procedures (2001)*. Information regarding the 'Care of Collections – Appropriate Care' (*Volume I, Section 2010.9.1*) includes the following measures:

- Provision for a proper environment, including mitigation for temperature, humidity, and light.
- Protection from natural threats, including pests, extremes of weather, fire, flood, and earthquake.
- Protection from unintentional human threats, including improper handling and accidents.
- Protection from intentional human threats, including vandalism, theft, and embezzlement.
- Provision of regular housekeeping and maintenance, including professional conservation treatments when necessary.
- Documentation of changes in location, including regularly scheduled inventories.

- Documentation of changes in condition.
- Anticipation of and preparation for emergencies, including natural disasters and civil disturbance.

Preservation Guidelines for the Will Rogers Museum Exterior Collections

In order to identify current preservation needs of the exterior collection, a team of conservators was hired to provide object condition assessments. These findings are documented in the technical report entitled *General Survey of the Outdoor Collections* (August 2002). Preservation guidelines identified in this report are as follows:

Guidelines for Metal and Plaster Objects in the Patio/Walkway

Keep vegetation cut back and maintained so that it does not further damage these objects, especially around the light fixtures. Steps should be taken to control opportunities for birds that leave guano droppings (these are contributing to the corrosion and deterioration on these historic objects). In order to mitigate deterioration of objects such as the barbecue and the plaster bench, these objects must be kept in sheltered/protected areas and away from sources of moisture such as sprinklers and hoses. The handles attached to the barbecue should no longer be used when moving the object.

Guidelines for the Canvas Awning

The awning is mounted in a good location. The stability of the cables should be further inspected and mitigated, if necessary. If the shelter above the awning is not an artifact, but a later non-historic addition, a larger shelter is recommended to better protect the awning. There should be barriers put in place on top so that birds do not perch here. Vegetation should be kept cut back and maintained so that it does not further damage the awning. The awning should not be opened.

Guidelines for Metal Equipment

The metal equipment will need to be moved from their present off-site location. These

objects must be moved with extreme care to make sure further damage or breakage does not occur. Each object should be moved by a professional art handler, using plywood underneath each piece to support its weight while being lifted onto the vehicle. Future storage will depend upon ultimate use for display. Pieces that will be on the grounds should be kept off the grass to prevent dampness from causing further rust. The objects should be put on a concrete platform or decomposed granite. There will be a need to keep the public away from the object, both for safety of the object and the public.

Guidelines for Organic Objects in Storage

Artifacts comprised primarily of organic materials (i.e. outdoor furniture and practice polo pony) that are being stored in Jimmie's Room, the Brood Mare Shed, and the Lath House should be stored in a compatible environment, with humidity and temperature levels controlled and monitored. The Lath House is dusty and dirty, adding to potential damage to the furniture. The polo mallets, other polo related artifacts, and golf clubs need to be individually wrapped and packed in single layers in boxes. Many of these items are already wrapped in acid free material and stored in acid free boxes, but some are simply laid on top of other boxes.

Guidelines for the Vehicles

These objects should be put on elevated platforms and kept in a more controlled and protected environment. Mitigate any active pest infestation. [Note: Neither of these two vehicles appear on the 1942 Appraisal nor the 1944 Will Rogers Deed.]

Guidelines Regarding Conservation Treatment

The Department's *Museum Collections Management Handbook, Volume I*, Section 2010.9.4 – Conservation Treatment, requires that all conservation treatments of cultural objects be carried out in accordance with the principles and practices specified in the *Code of Ethics and Standards of Practice* of the American Institute for Conservation of

Historic and Artistic Works, and the *Code of Ethics for Conservators* of the American Association of Museums. Additionally, a Museum Curator shall ensure that all proposed conservation treatment is appropriate, taking into account the object's condition, history, significance, and role in the collections.

In addition to preservation guidelines, the *General Survey of the Outdoor Collections* (August 2002) also included conservation treatment recommendations for individual objects. Because the exterior collections are historic objects whose value is directly related to their use, the conservation recommendations are generally for stabilization and repair, rather than for any treatment which would interfere with aspects of deterioration related to their use. Priority 2 ferrous tools and equipment, for example, would be stabilized and coated with a corrosion inhibitor, but the conservators do not recommend any repainting of these pieces that would return them to a more pristine state of appearance.

Guidelines Regarding the Prioritization of Exterior Collection Needs

Although a priority rating was determined for individual objects as a part of the *General Survey of the Outdoor Collections* (August 2002), careful consideration must be given to other aspects of the overall museum collection management program before conservation treatment priorities are implemented. It is also important to note that the recommendations in the *Survey* must be evaluated carefully by State Parks curators, historians, interpreters, and other specialists before determining a final course of action, particularly as it involves conservation treatment, movement, storage or display of an object. For example, the *Survey* suggests that the furniture in Jimmie's Room be exhibited indoors or in the sunroom, although it is unclear why the sunroom is recommended. In another case, the *Survey* suggests that after treatment, the patio furniture could be exhibited in an outdoor covered area. However, it is the

recommendation of this Historic Landscape Management Plan that reproductions be used. See: Departmental Guidelines Regarding the Use of Museum Objects that follows in this report.

A checklist of the basic elements that should be in place at all parks with museum collections is included in the *Museum Collections Management Handbook (Volume I, Section 2040)* – Museum Collections Management). Specific areas that should be addressed as a part of future planning and prioritizing efforts for the management of the Will Rogers Exterior Museum Collection include:

- Resolving discrepancies between museum records and actual object location so that a current inventory of the exterior collections can be completed. Note: Several objects need to be catalogued and have object numbers applied.
- Updating the Interpretive Master Plan in order to determine where exterior objects will potentially be placed.
- Completing Furnishing/Exhibit Plans that includes research, documentation, and planned use for individual objects.
- Completing a Scope of Collections Statement following the procedures outlined in the California State Parks document "Guidelines for Writing a Scope of Collections Statement" (May 2000). Combined with a complete inventory of the exterior collection, an Interpretive Master Plan, and Furnishing/Exhibit plans, this document will help identify which objects are considered the primary or core collection and will greatly assist in determining preservation priorities.
- Completing a Schedule for Maintenance (see DOM Chapter 0800, Maintenance of Facilities) and a Schedule for Housekeeping (see DOM Chapter 1000, Housekeeping) for every facility housing the exterior collections, per the *Museum Collections Management Handbook (Volume I, Section 2010.9.3)*.
- Locating adequate storage space.
- Updating the current *General Survey of the Outdoor Collections* to include any items that were previously omitted.

Some specific recommendations to consider when addressing the above program needs are offered as follows:

1. Complete an inventory for the exterior collection:

- When organizing the museum records, include object location information found in the early inventories of the Rogers Ranch, such as the 1942 Appraisal.
- Complete a physical inventory and records reconciliation for the entire exterior collection based on the objects listed in the circa 1942 Appraisal and in the 1944 Will Rogers Deed.
- Locate items which may still be at other parks. (For example, the 'Gate House' section of the 1944 Deed notes that a table and a chair were taken to Los Encinos in 1950. Also of note is a carriage attributed to Will Rogers that is displayed in Old Town San Diego State Historic Park.)

2. Seek the assistance of the Will Rogers Memorial and Birthplace in Claremore, Oklahoma to determine which objects were transferred there from the Santa Monica Ranch. Ask for copies of inventory lists, catalog cards, photographs or other documentation of these objects as a part of interpretive and furnishing/exhibit planning efforts. It may be possible that historic reproductions can be made based on this information.

3. A plan should be developed to move objects that are currently located off-site and those that are located within inadequate storage areas at the Rogers Ranch. This plan should include: a complete list of objects to be moved; an assessment of the need for object condition reports prior to their movement; safe methods of handling, packing, and transporting objects; appropriately trained personnel required to complete this project; identification of adequate storage space where objects will be placed; methods to safely store objects once they are re-located, such as support trays and containers, conservation requirements, scheduled inspections, and maintenance of storage areas such as pest management and

environmental controls (temperature, humidity, and light).

Departmental Guidelines Regarding the Use of Museum Objects

The use of any object within the Will Rogers Museum Collection must be carefully considered, particularly since this collection has a unique, site-specific integrity that most other historic sites lack. It is imperative, therefore, to follow the procedures outlined in the *Museum Collections Management Handbook, Volume I*, Section 2010.10 – Use of Museum Objects, to determine appropriate use of any of the museum collections.

The most common interpretive use of museum objects is exhibition. Most of the exterior collections that are on exhibit are located either in the Rogers Home Patio/Walkway (including light fixtures, fireplace implements, a barbecue, and a canvas awning) or in the Blacksmith Shop (including an anvil, forge, and several tongs).

Historic photographs clearly document the presence of dozens of objects, including patio furniture, in the patio, walkway, and front lawn of the Rogers Home. Most of the patio furniture is currently in storage and should not be returned to their original location. In compliance with Section 2010.10.3 – Interpretation, modern substitutions such as historic reproductions will need to be sought as a part of the interpretive improvements identified for this area.

Section 2010.10.3 – Interpretation, further states that through careful planning, monitoring, and strategic mitigation, exhibition can usually be accomplished without jeopardizing long-term preservation. As interpretive and exhibit planning continues, the exterior collections that are currently in storage will undoubtedly be considered for exhibit use. It is important to note that research regarding historic object location has yet to be completed, that current information presents inconsistencies, and that the ultimate use and placement of objects may

not necessarily be at their historic location. In any case, a balanced approach must be taken so that interpretive exhibit design does not compromise the preservation of the museum collections.

Practical Tips For All Park Staff and Docents
Because many of the exterior objects associated with the Will Rogers Museum Collection are not as readily identifiable when compared to the objects exhibited within the Ranch House, the following are offered as 'Practical Tips':

- Avoid the urge to clean, throw, or move anything from any part of the park, particularly if there is even the slightest question as to its age or historic relevance.
- Realize that the museum collections and other related resources are not always easy to recognize. Many objects do not have catalogue numbers on them, and most look like "everyday" types of items, such as tools, equipment, furniture, architectural components (i.e. doors and windows), photographs, and letters.
- Realize that not all of the museum collections are in the Ranch House. Museum objects associated with the historic landscape have been located in the Brood Mare Shed, the Lath House, and on the grounds at Topanga State Park and Los Encinos State Historic Park.
- Many park staff and docents work in areas that had an historic use. Remember that there may still be historic items in the nooks and crannies of the areas you work in.

Management Programs

Vegetation Management

Horticultural

Vegetation management will consist of the following categories: existing conditions, corrective measures, new plantings, horticultural management.

Trees

Tree Assessment Report: Prepared by Jan C. Scow Registered Consulting Arborist; April 4, 2001. The Tree Assessment Report as noted above will become Part & Parcel of the overall Historic Landscape Management Plan. The report consists of eleven chapters.

Summary: The tree assessment project involved the tagging and evaluation of approximately 1790 trees, stumps, etc.

The major trees evaluated were various eucalyptus species that were planted by Will Rogers and the Cherimoya Grove planted during the period in question. The report discusses the identification of the problems associated with the trees from a cultural point of view, as well as the solutions and recommendations. The tree report includes "Individual Data Sheets" and a "Data Summary Form". The above information will be useful by the planner/administrator in determining and tracking the work necessary to manage the various issues affecting the trees. The following is a general overview of the Tree Assessment Report

Chapter VII deals with Identifying and Describing the Current Issues.

Problems With Important Tree Species
Health Problems
Structural Conditions
Escaped Trees

Chapter VIII. Management Strategies – Addressing the Issues

Tree Removal and Replacement
General Health Recommendations
Specific Health Recommendations
Structural Recommendations

Chapter IX. Categorizing, Prioritizing, and Scheduling Activities.

Shrubs and Vines

This section is being supplemented by a consultants report. This report will be

incorporated in the Preliminary Landscape and Construction Document Phases of the Historic Landscape Implementation Plan.

Outline of Horticultural Inventory and Management Recommendations Report for Will Rogers State Historic Park by Fred Boutin, October 18, 2002 is as follows:

Part I. Historic Research

- A. Landscape timeline.
- B. Organizing photo archive resources.
- C. Existing inventories and plant lists.
- D. Landscape area and bed designations for the Ranch house and garage areas.
- E. Annotated plant lists by landscape area and bed for the Ranch house and garage areas.
- F. Annotated plant lists by project area for horse barn, foreman's house, and gatehouse.
- G. Probable nursery sources with typical 1930-35 nursery catalog examples.
- H. The Beverly Hills Nurseries.

Part II. Present day plant inventory

- A. Inventory by area and bed as above.
- B. Assessments and treatment recommendations where appropriate.
- C. Probable historic plant material identified.
- D. Comparisons with previous inventories where appropriate.

Part III. Recommendations

- A. Balancing conservation and restoration in a maturing landscape.
- B. Conservation and management priorities.
- C. Impressions of the Santa Monica Ranch landscape and its historic context.
- D. Suggested form for prioritizing landscape management and plant replacement, removal or alteration.
- E. Recommendations for increasing utilization and interpretation of landscape resources.
- F. Docents and volunteers.
- G. Documenting and managing the historic landscape.
- H. Master organized image collection.

I. By project area and bed, recommendations for reestablishing the historic, 1929-1935, palette of plants.

Part IV. Credits and Bibliography

Turf and Pasture Areas

Polo Field

The Polo Field has been extensively studied and reported upon. The most recent report available through the Parks Department is: *Recommendation for Improving the Will Rogers State Historic Park Polo Field*, Owen R. Lunt, Ph.D. August 2000.

Pasture Areas

Three small canyons were used as pastures. The Mitt Canyon paddock was located behind the stable. Heart Canyon was north of the shops and hay barn, and Bone Canyon was behind and to the north of the Roping ring. Horses were in these paddocks to graze during the day and returned to the stable at night. The pastures were planted with alfalfa and surround by white wooden rail fences and lines of eucalyptus trees.

The existing pasture areas consist of a mixture of perennial rye and blue grasses. There obviously has been the introduction of kikuyu grass. According to park staff the pasture (meadow) areas receive a regular program of cultivation that includes aeration, overseeding with Pierce College grass (wheat grass), aeration, seeding, top dressing with a humus fertilizer.

Pastures should be planted with perennial grasses native to the Santa Monica Mountains, or with a relatively non-invasive non-native substitute, if natives are found to be not feasible. The lower elevations of the pastures shall be planted with native perennial bunchgrasses to slow the flow of runoff from the site.

Current Condition

The pastures have been used for many years by a concessionaire/leasee for use by boarded

horses. At this writing Mitt Canyon Pastures does not have good pasture cover. Its gradient and extensive bare areas make it vulnerable to run-off and erosion from seasonal rains. The fence line is now on the inside of the tree line, which is discontinuous. The partitioning fence and gates have been changed. Hillsides have not been brushed back in many years, but allowed to grow in the pasture edges. Recently a road was recleared around the perimeter.

Heart Canyon also lacks good pasture cover. The fence line is considerably changed and the pipe corrals had been set up in some areas.

Bone Canyon is the most changed and has for many years been used for the boarding of private horses in a complex of metal pipe corrals. Its floor is compacted and denuded, and drainage structures have been constructed to convey some of the canyons storm drainage. A variety of temporary structures exist to support this operation, including feed, tack, and manure stations. A dressage ring was constructed above the gabion wall in a debris basin that expanded into native shrub areas.

Conservation

Recontour and revegetate all three pastures. Allow them to recover for several years before renewing intensive use. Bio-swales should be installed to filter run off from future horse activities. After stable cover is in place, horses again should pasture there, in the same manner that Will Rogers would have used them. Fencing and tree lines should be restored in both Mitt and Heart Canyons. It is not necessary to reverse back the tree and fence lines in Mitt Canyon, but the historic locations of the pasture's partitioning fence and gates should be reconstructed.

Bone Canyon, which is outside the designated historic zone of the park, should also be allowed to recover for a few years before intensive use resumes. The area is highly visible from the trails and roping ring. If commercial boarding operations are resumed, a development more fitting in character and

spirit to Will Rogers and his ranch should be developed. When some of its natural character is restored, Bone Canyon would also lend itself for educational "living history" or junior ranching programs. Potential activities included trail rides, camp outs, herding, cutting, roping, branding, fence building and story telling. A replica of Will's chuck wagon could be used for day use, evening or overnight programs. Text is excerpted from Conservation Plan for Management Area # 6: Upper Pastures.

General Maintenance

- Both Mitt and Heart Canyon would require the same basic maintenance process.
- Existing noxious weeds and introduced grasses would first have to be eliminated.
- Soil cultivation and rock and debris removal would follow.
- The pasture should be check for proper drainage prior to restoration.
- The pasture areas should be reseeded and fertilized using the hydro-seeding process. This includes the use of a binder, top dressing, fertilizer and of course the proper seed mix. (The district now uses a seed mixture call Pierce College Seed, a blend of wheat grass).
- Mowing could be accomplished with the existing reel mowers with mulch kit. This would minimize the buildup of thatch resulting in a better environment for grazing and reduced maintenance cost. According to the Park's maintenance supervisor a monthly mowing regimen would be sufficient, given the amount of grazing that occurs.
- Bone Canyon is slated for renovation, with the removal of the pipe corrals. It is recommended that the area previously occupied by the corrals be graded at a minimum of 2% from the East to West. This follows the existing drainage pattern.
- This area could be converted to pasture

with the addition of a 12/5/2002 2:51 PM permanent irrigation system around the perimeter.

Bedding Plants, Ground Covers, Containers

An extensive study and inventory of the existing plant material as it occurs around the Ranch House has been undertaken and will be made available as part of the report by Fred Boutin, Consulting Botanist.

Native Vegetation and Exotic Plants

A study of the Native Vegetation (see Fire Management Plan) with the corresponding plant management has been undertaken and is made part of the management plan.

Native Vegetation

Ninety species of native and naturalized vascular were identified in Will Rogers State Historic Park, along with some 50 taxa of cultivated, ornamental plants. (WRSHP General Plan 3/92). Five plant communities are represented in the unit.

- Chamise chaparral
- Ceanothus megacarpus chaparral
- Venturan coastal sage scrub
- Southern coast live oak riparian forest
- Riparian woodland

See map containing list of native vegetation.

Exotics

- All exotic plant species shall be removed from the park, with the exception of historic plantings of *Eucalyptus* or other historic exotic trees, and non-invasive ornamental plants that are intended to replicate historic plantings.

- *Eucalyptus* trees and other exotics established outside of their original locations shall be removed.

- The park shall be inspected for invasive exotics once per year and any found shall be eradicated. Of particular concern is cape ivy, *Delairea odorata*, a plant capable of engulfing entire native plant communities.

Fire Management

Will Roger's relatively isolated ranch was surrounded by acres of highly flammable scrub, so he took wildfire planning quite seriously. He employed a full-time brush crew and kept them busy on the slopes adjacent to ranch structures. Lee Adamson designed a portable incinerator to burn the debris. Site features like pastures, lawn, riding ring, and polo field provided large open space areas for added protection.

Two major wildfires burned into the park since Will's death in 1935. In 1938 a fire burned from Trippet Ranch. Jimmy Rogers described how they stayed through the night to protect the ranch despite evacuation orders, and recalled how Lee Adamson started a back fire that finally stopped it (per oral interview). Although they managed to save important ranch structures, the fire burned out Will's cabin in Rustic Canyon. In 1978, a wildfire approached from Sepulvada (right top corner) and burned through to the corrals, above the house, and to the picnic grounds, charring the fence section along the polo field. It also jumped the service road at the far end of the field and burned down the canyon toward Sunset Blvd. Once again, the historic ranch structures and priceless collections escaped major damage.

The fire management information that follows summarizes information from the *Will Rogers Wildfire Management Plan (1989)* and other related documents, as well as discussions with district staff. Information included in this component of the Historic Landscape Management Plan is concerned primarily with pre-suppression issues that relate to the park's landscape.

The Angeles District has limited initial fire suppression abilities. Within given safety considerations, trained staff will work with local fire protection agencies to protect structures and facilities from approaching wild land fires. California Department of Forestry [CDF] is the state's primary fire

suppression agency. Will Rogers State Historic Park is located within the response area of the City of Los Angeles Fire Department, although there are no specific agreements between the State of California and the City of Los Angeles. Fire plans designating the area's landing zones are located at LA Fire Station #69.

In general, the order of health and safety concern is as follows: general public, park staff, firefighters, historic structures, artifacts, and horses.

An artifact evacuation plan is secured in the park archives. It addresses removal and security of cultural artifacts during natural disasters. This plan includes preparatory procedures, such as the necessary number of containerized trucks and their route of access, as well as the specific order or prioritization of evacuated items and their handling. It should be updated, if necessary, to include the exterior collections and their locations.

Fire suppression equipment includes two hose reels, water hydrants, and roof-mounted sprinkler systems. Other resources include 32" and 8" water mainlines. The General Plan proposes that a steel water tank, for fire protection use only, be located in a draw between the house and the stable. Locations of these features are indicated on the adjacent map, as well as any known electrical lines.

The map also delineates *Fuel Modification Areas, Prescribed Burn Plots, Handline Locations, Fire Roads, Access Points, and designated Helicopter Landing Sites.*

Hand lines will be constructed to a width of (8) eight feet, which includes the removal of vegetation to mineral line for a width of (4) four feet and an additional brush-back area of (4) feet. Hand lines will be constructed under supervision of the district's fire and trails program coordinator.

Fuel modification practices include the seasonal brushing back of vegetation on slopes within 100-200' of structures (depending on slope) including the ranch (see Wildfire

Management Map-Fuel Modif. Zones. Special consideration will be given to existing *Ceanothus megacarpus* specimens, and they should be left unpruned wherever possible. Each year trim back about a third of the *Malosma laurina* (laurel sumac) specimens in a stand, so that an individual shrub will not be pruned again for three years. Each third should be distributed relatively evenly throughout the stand.

Selective removal of specified trees, debris, and other plant material is recommended on slopes behind the ranch house. Recommendations specific to slope areas in proximity to other structures (stable and hay barn) are also noted.

Notify the district resource ecologist when pre-suppression brushing will take place. Any questions regarding fuel-load modification of native vegetation should be directed to this person.

Vegetation modification zones shall not be cleared to mineral soil throughout. A greater amount of clearing shall occur in closest proximity to historic structures and shall progress to a lesser amount of clearing or thinning further away from the structures. Drainage areas shall be thinned only, where necessary.

Brush removal margins shall be feathered to give a natural look, per Department guidelines on vegetation modification. Straight edges shall be avoided.

Prescribed burning, if employed, shall not be conducted on the same area more often than every twenty years to prevent loss of species that reproduce only by seeding.

Two access points are shown corresponding to the historic and current park entrances. All service and entrance roads can be used as fire roads, although the radii of curves and turns should be checked. The polo field is designated for helicopter landing.

Recommendations

Best management/maintenance practices in fuel modification areas.

Prescribed burn program implemented in indicated areas.

Installation of steel water tank for fire protection use in location shown.

Regular maintenance of fire suppression equipment such as hose/reels, hydrants, and sprinkler systems.

Secure two current copies of the artifact evacuation plan.

Secure two current copies of an equine evacuation plan.

Implement specific recommendations for areas within the fuel modification zones.

Water Management

Storm Water/Drainage/Water Quality

Referenced Appendices: Will Rogers State Historic Park General Plan, March 1992
Prepared by: California Department of Parks and Recreation

Master Drainage Plan For Will Rogers State Historic Park, October 2001 Prepared by: PSOMAS

Will Rogers State Historic Park Geotechnical Investigation Report, January 21, 2002
Prepared by: Group Delta Consultants, Inc.

Will Rogers State Historic Park Interpretive Strategy Report, June 2002 Prepared by: Moore Iacofano Goltsman, Inc., Daniel Quan Design

Background

In response to several District-identified problems, two Architectural & Engineering (A&E) service contracts were let to investigate suspected causes of the problems and to make recommendations to correct them. The products of those A&E service contracts are the Will Rogers State Historic Park Geotechnical Investigation Report and the Master Drainage Plan For Will Rogers State Historic Park.

Both documents, taken together, present recommendations that affect every Management Area in the HLMP. Specific recommendations may be found in each respective section of the Conservation Plans Per Management Area.

Stormwater / Drainage Summary

Changes have been made to park that have significantly changed drainage patterns. Runoff from Bone, Heart and Mitt Canyons is channeled into a single rock-lined ditch that follows the hillside behind the ranch house and laundry room. Runoff that bypasses the ditch continues downhill over the golf course toward the main ranch house and parking lot. Runoff that at one time ponded northeasterly of the polo field is now channeled onto the polo field. This drainage pattern in this part of the park has contributed to water damage to the laundry room and main ranch house, and to the flooding of the polo field. Additionally, runoff coming off the hillsides behind the hay barn, foreman's quarters, currently being used as a park residence, and carpenter/blacksmith shops has been allowed to reach those structures with the expected resulting damage.

State Park projects over the years have added fill material to several canyons around Sarah's Point which has increased the usable area there. But because these and previous fills have been inadequately compacted, as documented in the Will Rogers State Historic Park Geotechnical Investigation Report, these fills have created unstable slopes. During periods of heavy rain, surface runoff creates mud slides in these canyons that threaten the Gate House and the historic entrance road.

A third area of concern is the natural area outside the primary historic zone. The roads in this area have been drained via graded channels leading to concrete inlet boxes. Corrugated metal pipe culverts originate at the inlet boxes, carry the runoff beneath the road, and expel it onto the hillsides. Severe erosion is evident at many of these locations. The functionality of the systems at several

locations has been impacted by damage from road maintenance machinery to inlet structures and culverts.

The Master Drainage Plan for Will Rogers State Historic Park offers solutions for each of these problem areas.

Primary Historic Zone

In order to prevent surface water from damaging a structure, it must be intercepted before it reaches the structure and channeled away.

To protect the main ranch house, laundry room and retaining walls behind the house, interception must take place before the runoff is channeled into the rock-lined ditch. State Park engineers differ with the Master Drainage Plan recommendation as to the method of interception. In order to preserve the 1927-35 era look as much as possible, State Park engineers recommend installing an appropriate length of slotted drain pipe along the centerline of the Bone Canyon roadway. The outfall of this pipe would be connected to a new conveyance system (storm drain) which will carry this runoff past the threatened structures.

Another source of excess moisture in the area of the main ranch house is the broken sewer line that runs from the stables and the foreman's quarters to the sewer system that runs along Will Rogers State Park Road. This line must be replaced. It also appears that the downdrains on the back side of the stable feed directly into the existing sewer line. The outfall of these downdrains must be disconnected from the sewer line and redirected to the new storm drain.

To protect the hay barn, foreman's quarters and carpenter/blacksmith shops, a system of French drains and v-ditches will be adequate.

Flooding at the northeast end of the polo field will be eliminated by removing the existing culvert and constructing a series of berms, v-ditches and rock-lined channels to direct the

runoff around the field. Another source of excess moisture in the main ranch house area.

Sarah's Point

The primary goal south of the polo field is to minimize the surface flows traveling over the unstable and easily erodable slopes.

To prevent runoff from the mesa from running down the slopes, construct a berm around the perimeter, grade to concentrate the runoff at concrete inlets, and carry the runoff from the top of the mesa to the bottom using downdrains.

To prevent erosion at the outfall, construct energy dissipating devices for each downdrain.

Natural Areas Outside of the Primary Historic Zone

The primary threat to these areas is erosion. Existing erosion occurs where stormwater runoff is concentrated, creating large volumes of fast-moving water. To minimize this threat, the sources of erosion must be either reduced in volume or reduced in velocity, or both.

Concentration of runoff occurs naturally. Construct new inlets at these concentration points and provide new, properly-sized culverts to carry the runoff under the road. Construct downdrains with energy dissipating devices at the outfalls to minimize erosion on the slopes.

In the area of the historic entrance road, repair the existing rock-lined ditches to make them fully functional.

Water Quality Summary

Confined Animal Facilities

The recommendations presented in the Master Drainage Plan for the confined animal facilities were based on the operational level of the equestrian concession at the time of the report. Since the report was completed, the equestrian concession has been removed from the park. The presence of horses in Bone, Mitt and Heart Canyons is expected to resume in the future,

but at a much reduced level. No boarding is anticipated to return to Sarah's Point.

To prevent stormwater from contacting horse manure and horse wash areas in Bone Canyon, upstream runoff should be diverted away from the stables and wash area by adding swales and berms, beginning at the outfall of the gabion outlet at the south end of the detention pond.

To filter runoff that might come from the stable areas in Bone Canyon, construct a biofiltration swale through the Heart Canyon pasture. Since there will be no stables in the Sarah's Point area, State Park engineers recommend that the biofiltration swales proposed by the Master Drainage Plan be eliminated.

Eroding Hillsides

A significant amount of sediment is transported from the hillsides in the park. A sediment basin was previously constructed in Bone Canyon as a mitigation measure there, and it appears to be operating effectively. No additional measures are recommended in this area. Continue annual maintenance by removing accumulated sediment prior to the rainy season.

To prevent silt-laden runoff from reaching Rustic Creek, south of the historic entrance road, construct a berm around the perimeter of Sarah's Point as outlined in the Stormwater/Drainage Summary. In addition, construct a stormwater management pond on Sarah's Point that would function to reduce peak flows at the Gatehouse and to provide water quality measures through sedimentation and filtration. When weather conditions permitted, this pond could be used as a picnic area or for overflow parking during large events. This pond would require annual maintenance by removing accumulated sediment prior to the rainy season.

Erosion Control

Erosion shall be controlled using Best Management Practices such as detention basins and vegetated strips with plant species

native to the area. Giant wildrye, *Leymus condensatus*, and other native grasses shall be given priority in erosion control.

New Development Areas

The proposed development of a new visitor center, relocation of maintenance facilities and paved parking areas on Sarah's Point will require incorporation of stormwater treatment BMPs to meet City of Los Angeles requirements for water quality. Unpaved parking areas will not need treatment.

Capture, detain and treat runoff from paved surfaces. The stormwater management pond on Sarah's Point could be used for this purpose. An alternative measure to consider is the use of hydrodynamic separator units. A biofiltration swale downstream of the units is recommended to provide filtration of smaller sediments and petroleum hydrocarbons.

Upstream runoff should be prevented from entering new paved areas to ensure that the treatment trains are not overloaded.

Irrigation/Water Conservation

A comprehensive review and renovation of the Park water line system was undertaken in the summer of 1999. A study of the existing irrigation system should be undertaken. As part of the Irrigation Study a complete mapping and inventory of the "Irrigation System" showing all water transmission lines, lateral lines, metering and gates valves, Irrigation Heads, Irrigation Valves should be undertaken.

Construction Details and Manufacturers catalog sheets of the existing Irrigation features will be indicated.

Recommended changes in equipment as to maintenance of existing equipment and recommendations for new equipment shall be part of the Report.

Proper cultural practices based on plant species, microclimate, soil conditions & types.

Existing Conditions

At present Mitt and Heart Canyon are not permanently irrigated. Whenever irrigation is required the District uses a traveling rotating sprinkler system.

Recommendations

Our recommendation would be for a fixed sprinkler system using a pop-up rotary type sprinkler heads. Digital computer controls, moisture sensors, etc.

The general advantages of this type of system would be ease and flexibility of operation, translating into lower labor rates. Irrigation over a shorter period of time, allowing increased use of the meadows for grazing.

Some potential disadvantages would be high initial cost, which would be offset by lower labor costs and savings in water. In the past a head break would have the effect of potential flooding, however with the current state of the art (master valves, flow meters and computer control). This problem would be largely overcome.

Conservation Plan

- Rehabilitate and restore project elements where possible and historically correct. Restore original location, grade and surfacing for roads and features in Management Area #1. Rehabilitate historic entrance road in Management Area #5. Restore existing rock-lined ditches in Management Area #8 and #9.
- Use salvaged, refurbished, rapidly renewable or recycled content building materials and use locally or regionally manufactured products, where feasible. Choose resource and environmentally friendly materials.
- All materials specified in the plans for removal or replacement shall be salvaged, recycled, or composted, as feasible, with the exception of hazardous substances.

- Use Forest Stewardship Council (FSC) certified wood products, where feasible.
- Minimize paved surfaces except to provide ADA, emergency or service access.
- Where possible and historically correct, new surfacing shall be permeable concrete or asphalt, decomposed granite, turf pavement or other environmentally sensitive and aesthetically acceptable surface treatments.
- Upgrade to water efficient irrigation system. Create a water conservation program.
- When not limited by historic contours, minimize grading and mitigate grading by creating drainage swales to take advantage of natural run-off.
- Integrate biofiltration swales, down drains and outfall energy dissipating devices throughout site to minimize site erosion.
- Minimize light pollution. Where outdoor lighting is required, use energy efficient systems including the use of photo-voltaics, energy efficient light bulbs, sensors, timers, full cutoff luminaries, low reflectance surfaces, and low angle spotlights.
- If paint is to be used, recycled paint shall be considered if available in historic colors.
- Provide shuttles connecting to public transit and provide bicycle racks in parking area.

Salvage

The following items shall be salvaged and stockpiled if determined to be non-historic and in acceptable condition and as directed by the DPR project representative:

- contemporary storage sheds
- chain link fencing

- other non-historic fencing and gates
- guesthouse/garage window, awnings and garage doors
- non-historic cobble, edging rock, etc., if feasible.
- any plumbing or irrigation elements including copper pipe, galvanized pipe, vitreous clay pipe, plumbing fixtures, valves, etc. Specifically, salvage or recycle the existing sewer line in Management Area #1, the existing sewer lateral from stable area in Management Area #2, the existing sewer lateral from the foreman's quarters in Management Area #3, and the existing storm drain at the NE corner of the polo field in Management Area #4. Any asbestos clay pipe shall be disposed of according to hazardous waste specialist.

Recycle

The following items shall be recycled as directed by the DPR project representative:

- Any non-salvageable concrete foundations, footings, curbing, drainage swales or other manmade concrete objects identified for removal shall be diverted to a Concrete recycler.
- Any non-salvageable asphalt paved parking lots, roads, curbing or other asphalt pavement identified for removal shall be diverted to an Asphalt Recycler. Specifically, remove & recycle existing AC paved parking area and AC surfacing on the road east of the golf course both in Management Area #1, and the AC paving on the road and parking areas in Management Area #3.
- Any non-salvageable plastics, vinyl, PVC pipe or other synthetic manmade

plastic objects identified for removal shall be diverted to a Plastics Recycler.

- Any non-salvageable wood from the lath house, fencing or gates or structures identified for removal shall be diverted to a Wood recycler.
- Any non-salvageable metal plumbing, irrigation, or drainage element (corrugated metal pipe, etc.) or other metal objects identified for removal shall be diverted to a Metal Recycler.

Compost

Any vegetation including trees, shrubs, vines, plants, etc. marked for removal shall be chipped, composted and used on site as directed by the DPR project representative.

Soil

Any grading or excavation resulting in excess soil will require that the soil be stockpiled and remain on site for future use. A silt fence around and a covering over the stockpile and/or other means of erosion prevention shall be implemented. However, if the soil is contaminated with asphalt concrete or other possible foreign or detrimental materials it is to be disposed of accordingly. Contact a Soil Recycler at the Scholl Canyon Landfill with the Los Angeles County Sanitary District for further information.

Hazardous Waste

Any materials that may contain lead, asbestos or other hazardous substances shall be surveyed and documented by professional hazardous waste experts and disposed of according to their written recommendations.

Pest Management

The Department of Parks and Recreation *Operations Manual, Chapter 7* describes

department policy, procedures, roles and responsibilities in pest control and management.

Refer to Technical Reports for complete information on specific pest infestation.

Consult with District Specialist for specific treatments and management of suspected or identified infestation.

Maintenance and Park Operations

Regular maintenance of the park is of the utmost importance. See department policies specific maintenance operations.

Visitor Serving Amenities

(lighting, signage, seating, trash receptacles, equipment storage).

The above listed amenities constitute the subliminal visitor experience. Broken down into their respective categories, the following recommendations are to be considered.

Lighting:

While maintaining the historic character of the Will Rogers Ranch, lighting should be broken down into several individual but symbiotic relationships.

1. Security Lighting is of primary importance. Primary and Secondary Entrance Areas need to maintain or increase light. The structures; Ranch House, Guest House, Hay Barn, Stables, Foreman's Quarter, Interpretive Center, etc. require a minimum of security illumination.

2. Maintenance Lighting has a direct relationship to security lighting. Many of the required lighting elements that constitute security will also be used for Maintenance.

3. Feature Lighting: This lighting element constitutes one of the more important elements of enhancing the beauty and symmetry of the park. It should be addressed with care so that increased lighting does not conflict with the historic character of the ranch.

Feature lighting includes the subtle, but obvious lighting of certain element such as structures, trees, etc. (This element is being widely used time the reconstruction of Pio Pico SHP).

Signage:

Signage may be divided into several distinct elements: informational, interpretive and directional. A determination in the type of signage (style character, materials) should be referenced by the period of interpretation. Signage Recommendations by Management Areas:

1. Informational Signs constitute one of the most important, initial contacts the Park Visitor encounters. Informational Signs tell the park visitor where they are at the moment. What they are expected to do (Pay Fee, Parking Areas, Rules & Regulations Provided for the enjoyment of the visit, etc.)

2. Interpretive Signs constitute the most important element of the Visitor Experience (See Interpretive Plan Section) for a comprehensive review of all aspects of the Interpretive Element in the Restoration of the Park.

3. Directional Signs are used mainly as a tool to guide the visitor in navigating the Parks various wonderful and sometimes intricate aspects. Parking, Pedestrian Routes, Locations of Various Elements not immediately apparent: Stables, Ranch house, Interpretive Center, Etc. The signs should be obvious but not obtrusive.

All signage should have distinguishing characteristics, which identifies their function in the park. The signs should also have common elements, which blend into the overall thematic character of the park. Color, style, should vary with the type of message the signage program is trying to convey.

Seating:

Seating is an important element in the use of the park. It is especially critical in the "Primary

Historic Zone". The comfort of the park visitor is of primary importance, yet consideration should be made to the historic viewsheds, features and elements. Care should be taken not to impact the resource's historic fabric. The Primary Historic Zone encompasses the smallest overall area of the total park acreage, however it will constitute the highest concentration of park visitation.

Specific seating elements (benches, etc) should be designed based on the interpretive element references.

Seating should be placed so as to assist and enhance the park experience not only from a historic aspect, but from comfort one as well. The distance between the various interpretive elements of the park (Ranch House – Stables – Hay Barn – Visitor Center, etc.) need to be taken in to account. A study of the demographics of the Park visitor will indicate the importance of periodic rest areas, strategically placed through out the park. The function of these rest areas should compliment the goals of interpreting Will Rogers' construction of ranch structures in relationship to specific view sheds (vistas) he must of had in mind.

The seating layout should take this into account.

Trash Receptacles:

With increased use of the park as indicated by the WRSHP General Plan Appendix E., P.A.R.I.S Recreation Demand Data, there is a corresponding need for increased maintenance. One of the challenges will be the increase in trash collection both locally and globally within the WRSHP confines.

Local trash accumulation and collection issues are based on the anticipated increased use of the Park, approximately 20% as indicated the General Plan as well as anticipated restoration work within the Primary Historic Zone will contributed to visitor and construction debris.

Trash receptacles should be placed strategically throughout out the Primary

Historic Zone in conjunction with the Seating Program. The receptacles should be capable of containing both recyclable and non-recyclable material. The trash receptacle should also be available for use by persons with disabilities. In addition, provisions should be made for maintenance personnel to circulate on a regular basis to empty these trash receptacles to a more centralized spot for eventual disposition.

The pick-up system should include small environmentally sound vehicles, which would traverse the Park on their scheduled rounds. The actual trash receptacles containers need to be selected based on their compatibility with the historic fabric.

Equipment Storage

Equipment use and storage is of primary concern to create a safe, pleasant and efficient park operation.

Equipment used in the care and upkeep of the park is generally separated into categories, which delineate their general use.

Major Landscape

Mowers

Vacuums

Sweepers

Landscape Trash Pickup

Tractors

Dump Truck

Pick up Trucks ½ Ton & Up

Pick up Trucks Mini

Minor Landscape

Miscellaneous Hand tools

Chain Saws

Major Building Maintenance

Large hand tools

Minor Hand Tools

Ladders

Material Storage Areas :

Lumber

Plumbing

Hardware

Housekeeping supplies

Gardening supplies

Hazmat Items

Tools

Vehicle wash station
Gas pumps
Restroom
Lunch area
Other meeting and work areas

Daily routine maintenance and use of equipment is a necessary by product of Park use and maintenance.

Use of heavy equipment should be reserved for emergency and essential situations.

Consideration should be given to a one day a week Park closure during peak season. This would enable park maintenance personnel to work freely on the necessary park maintenance issues.

This is not an unusual situation, many of our high use recreational parks and interpretive parks benefit from a closed day on a regular basis.

Noise

The peacefulness and beauty of this urban park, functions much of the time as recreational area. Many factors in the park contribute to its failure to serve as a memorial to Will Rogers and museum site. With some attention given to accumulated noise generated in the park, it is possible to regain the ranch and home setting.

- Review General Plan section on “Spirit of Place” to define goals of park atmosphere.
- Define and enforce proposed “quiet zones,” especially as noted in GP for the lawn area in front of the house.
- Limit number of Special Events permitted in the park based on the adopted philosophy of this park as a memorial.
- Limit time that maintenance equipment and vehicles are exposed to visiting public.
- Restrict number of internal vehicle trips during park visiting hours.

- Replace maintenance vehicle with electric motors.
- Adopt circulation plan as defined in the “Conservation Plan” in this document.

Circulation: Shuttle

Referenced Appendices: *Will Rogers State Historic Park General Plan*, March 1992. Prepared by: California Department of Parks and Recreation

Will Rogers State Historic Park Interpretive Strategy Report, June 2002. Prepared by: Moore Iacofano Goltsman, Inc. Daniel Quan Design

Background

The Will Rogers State Historic Park General Plan divides the Park into zones of allowable use intensity. In Category I – Low Use Intensity areas, vehicular access is limited to administrative use only. In Category II – Moderate Use Intensity areas, vehicular access is limited to special events by permit or for operational purposes only. There are no vehicular access limitations in Category III – High Use Intensity areas. The Allowable Use Intensity Map in the General Plan provides outlines of each of the respective areas. The following Circulation Plan was developed with the intent of the provisions of the allowable use intensity zones in mind.

Circulation Summary

The polo field and most of the Park north of it are either Category I or Category II zones. In order to minimize public vehicular use in these areas, the Circulation Plan proposes routes of travel that will restrict private vehicles to the Category III areas south and west of the polo field. State Park engineers believe that a predominately one-way, counterclockwise traffic flow pattern would best suit the needs of park visitors and staff. Specific points of the Circulation Plan are outlined below.

As presented in the Will Rogers State Historic Park Interpretive Strategy Report, the historic entrance should be returned to use as the primary entrance to the Park. For efficient operation, the entrance will be one-way and

the intersection with Sunset Boulevard will need to be signalized. Included in the plans for signalization would be the General Plan recommendation for 'Park Full' signs readable to traffic on Sunset Boulevard in advance of the entrance intersection. Preliminary discussions with the City of Los Angeles traffic engineering department indicate that a traffic study to establish a warrant for the signal would be the only requirement. Minimal widening of the historic entrance road will be needed at three curves to provide adequate access for buses and trailers.

Exit from the Park will be provided by the existing Will Rogers State Park Road. This Road will be maintained for two-way traffic, providing an alternative entrance for special events and emergency vehicles.

A two-way traffic route will be provided between the entrance and exit roads. It will run to the south and west of the polo field and extend north to the location of the new visitor center.

A one lane service road for Park and emergency vehicles will be provided to the east and north of the polo field, which will also connect to the new visitor center parking lot. Since this area is a Category II zone, private vehicles will be restricted from using it, except under special conditions.

A one lane service road for Park and emergency vehicles will be provided along the east side of the golf course and past the foreman's quarters, carpenter/blacksmith shops and hay barn to the Bone Canyon sediment basin. This area is also a Category II zone and private vehicles will be restricted from using it, except under special conditions.

The existing loop road from Will Rogers State Park Road to the existing show ring will be improved and will provide access to the new maintenance area and the new developments on Sarah's Point. This improved road will also be available as an alternate entrance for buses and trailers.

In order to provide equal access to all areas of interest, the Circulation Plan has included 9 stops for a shuttle or tram. Such a service is in keeping with the General Plan. Stops will be provided at the new visitor center parking lot, near the new restroom west of Sarah's Pasture, near the new restroom east of Sarah's Pasture, near the existing picnic area, near the hay barn, near the roping corrals, in front of the stables and at the north end of the main ranch house. A new accessible path to the guest house will be provided from an elevator or lift located inside the new visitor center.

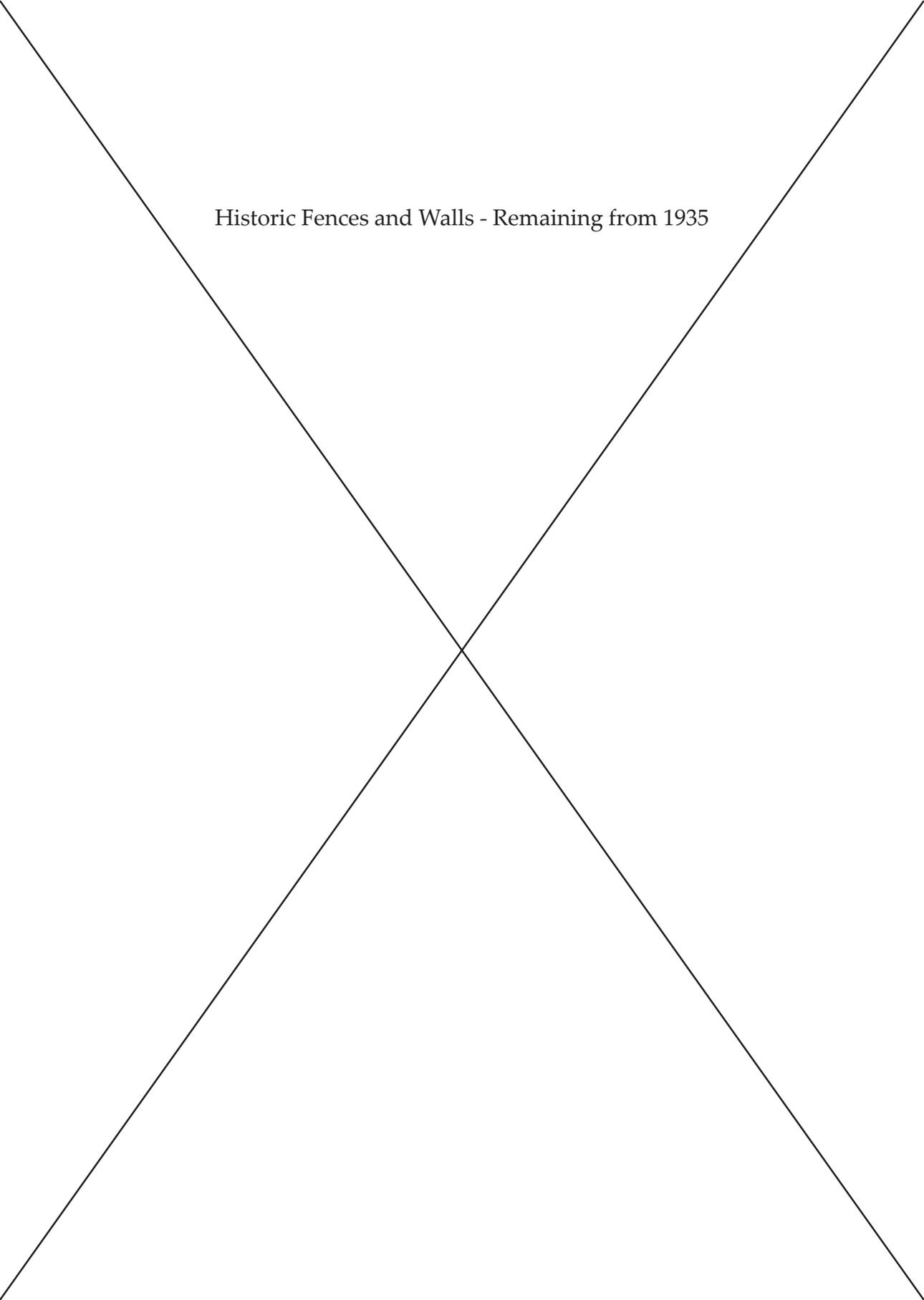
Notes:

Maps to follow:

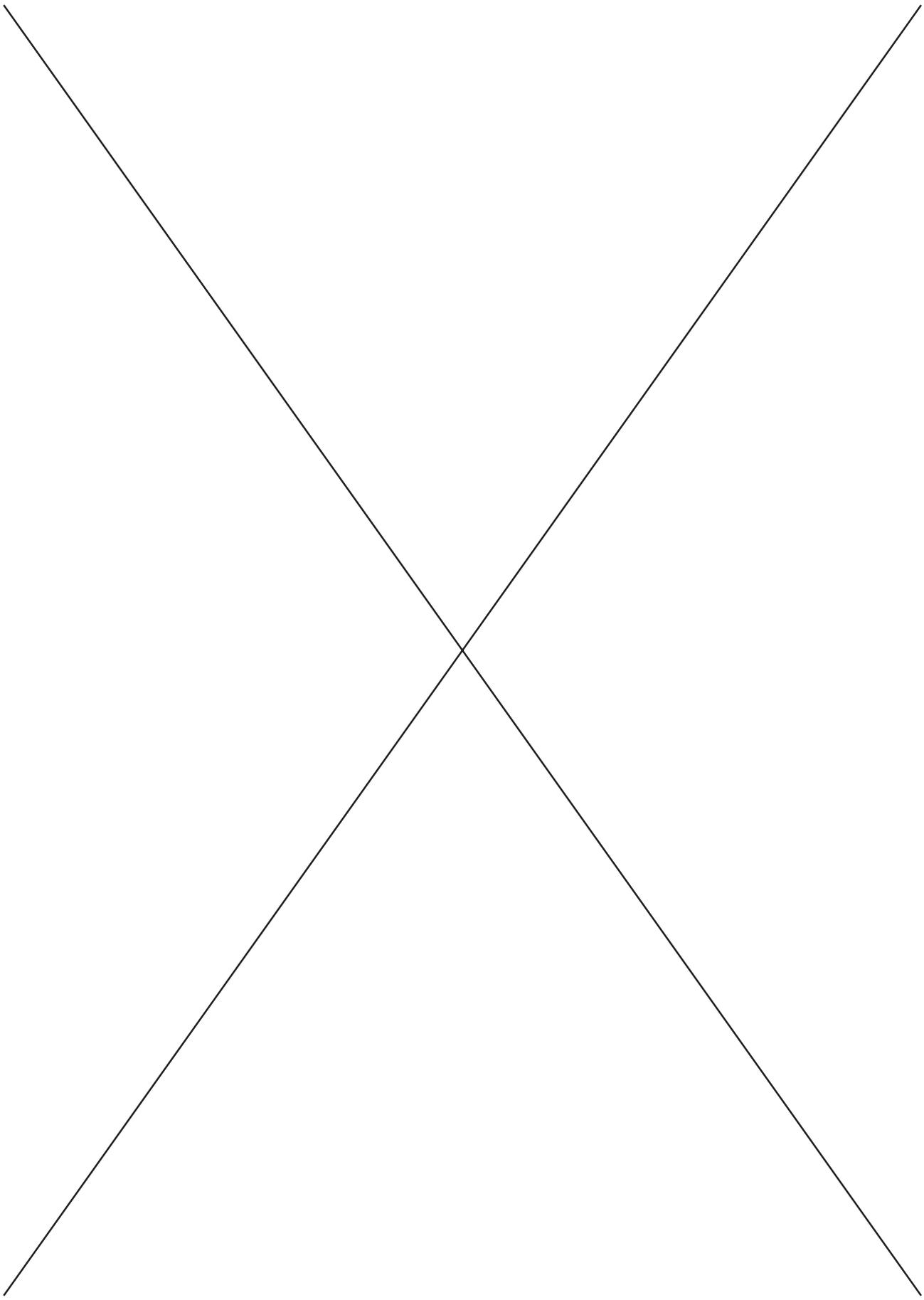
Historic Fences and Walls - Remaining from 1935

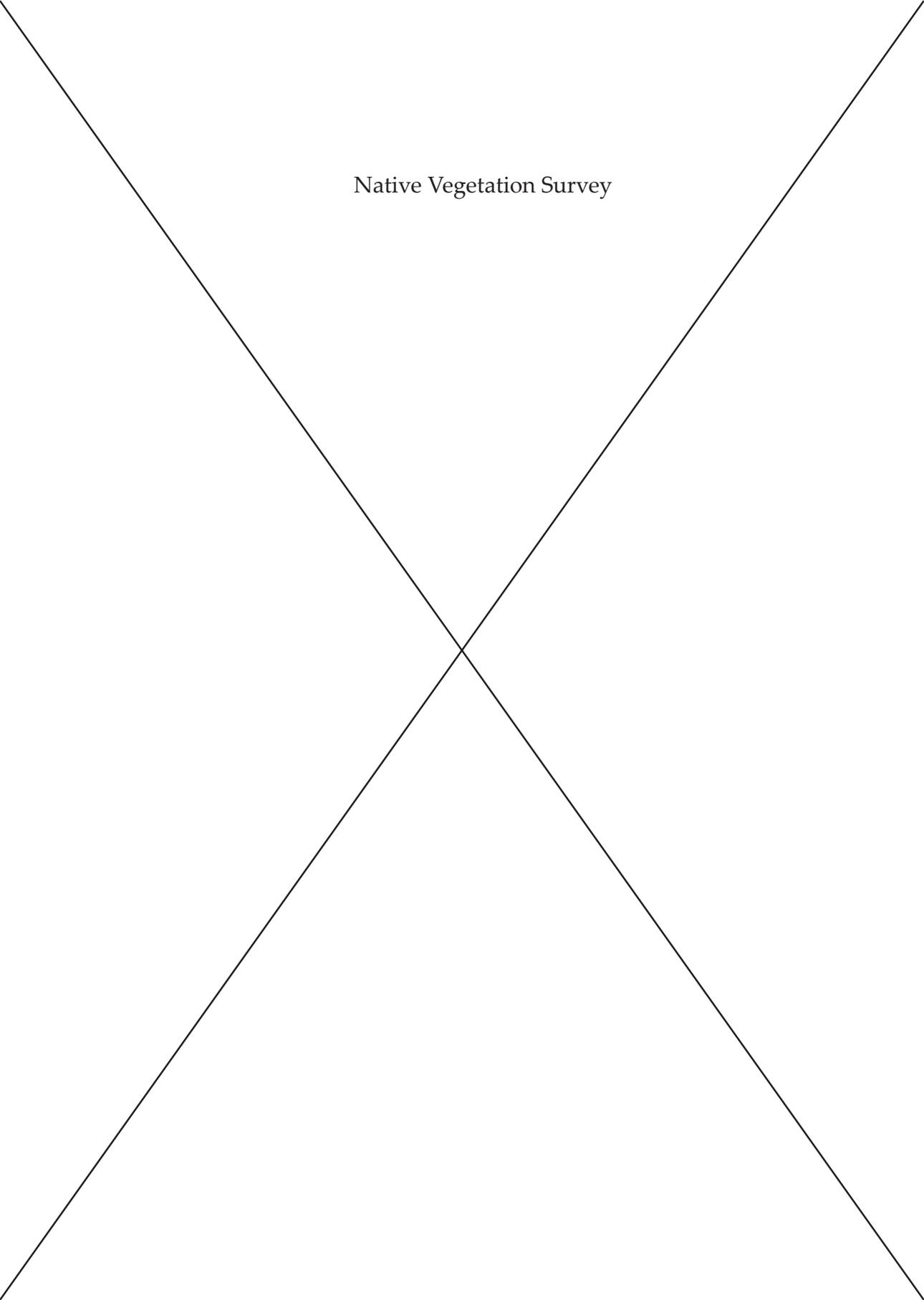
Native Vegetation Survey

Fire Management Plan - 12/06/02

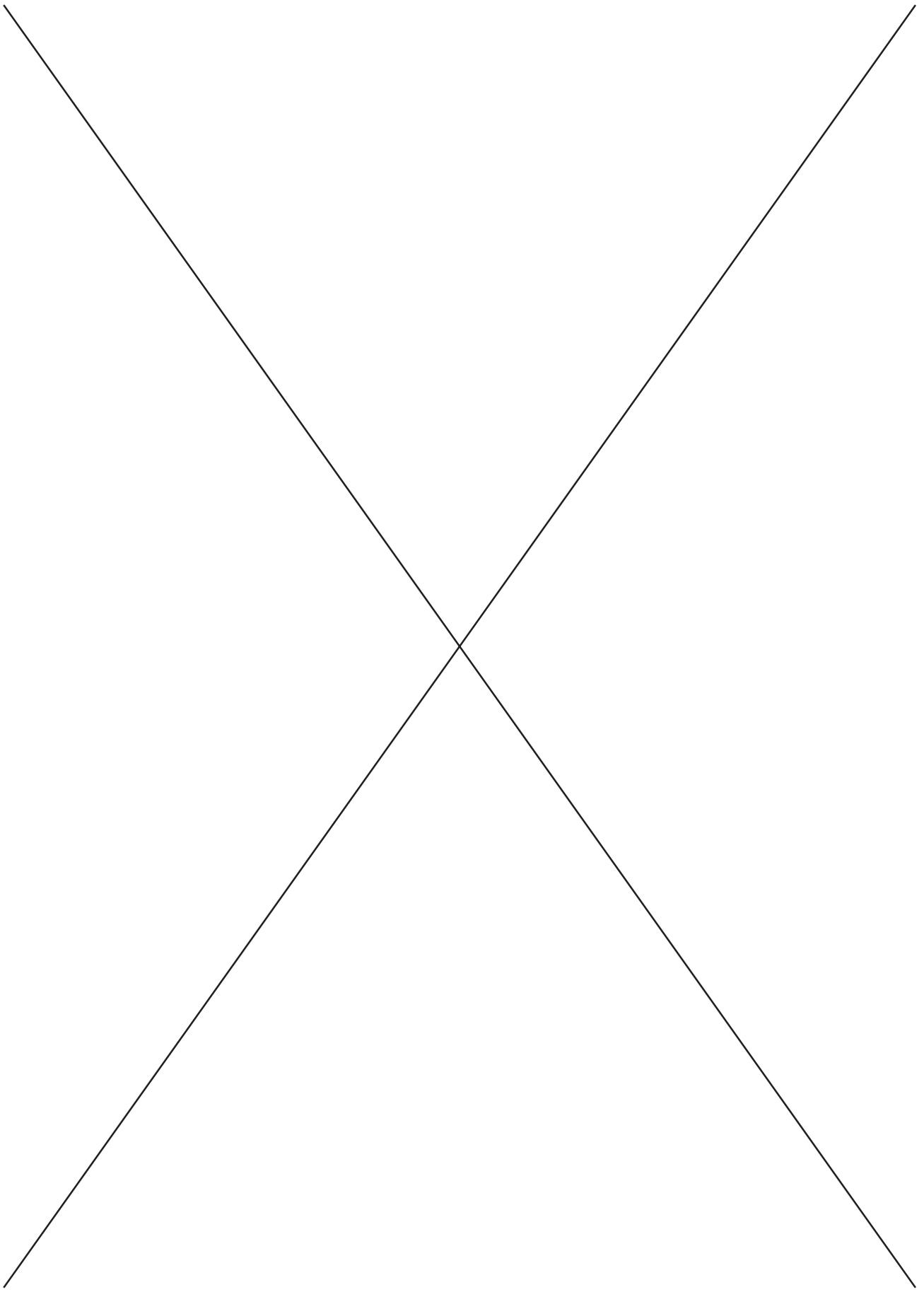


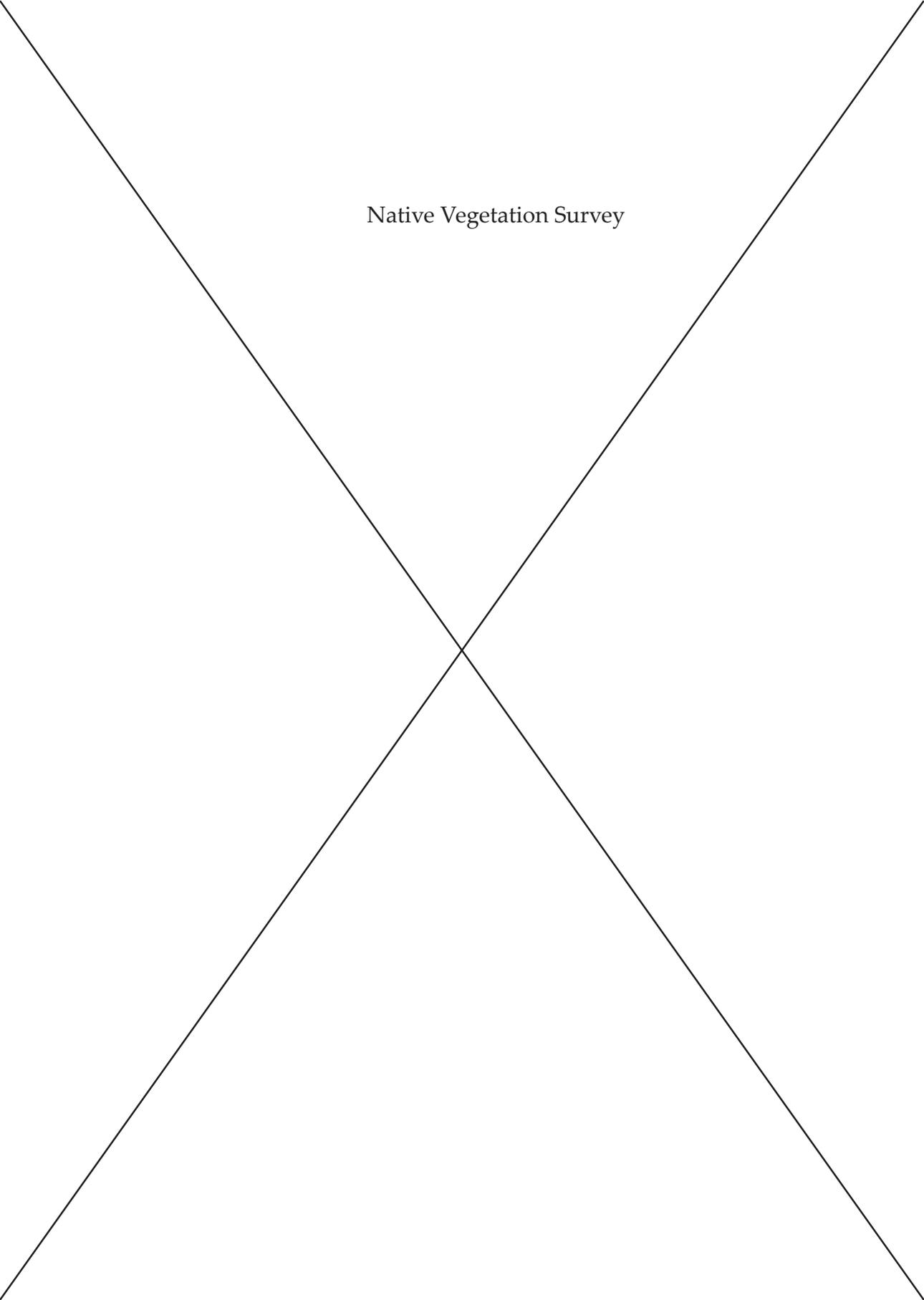
Historic Fences and Walls - Remaining from 1935



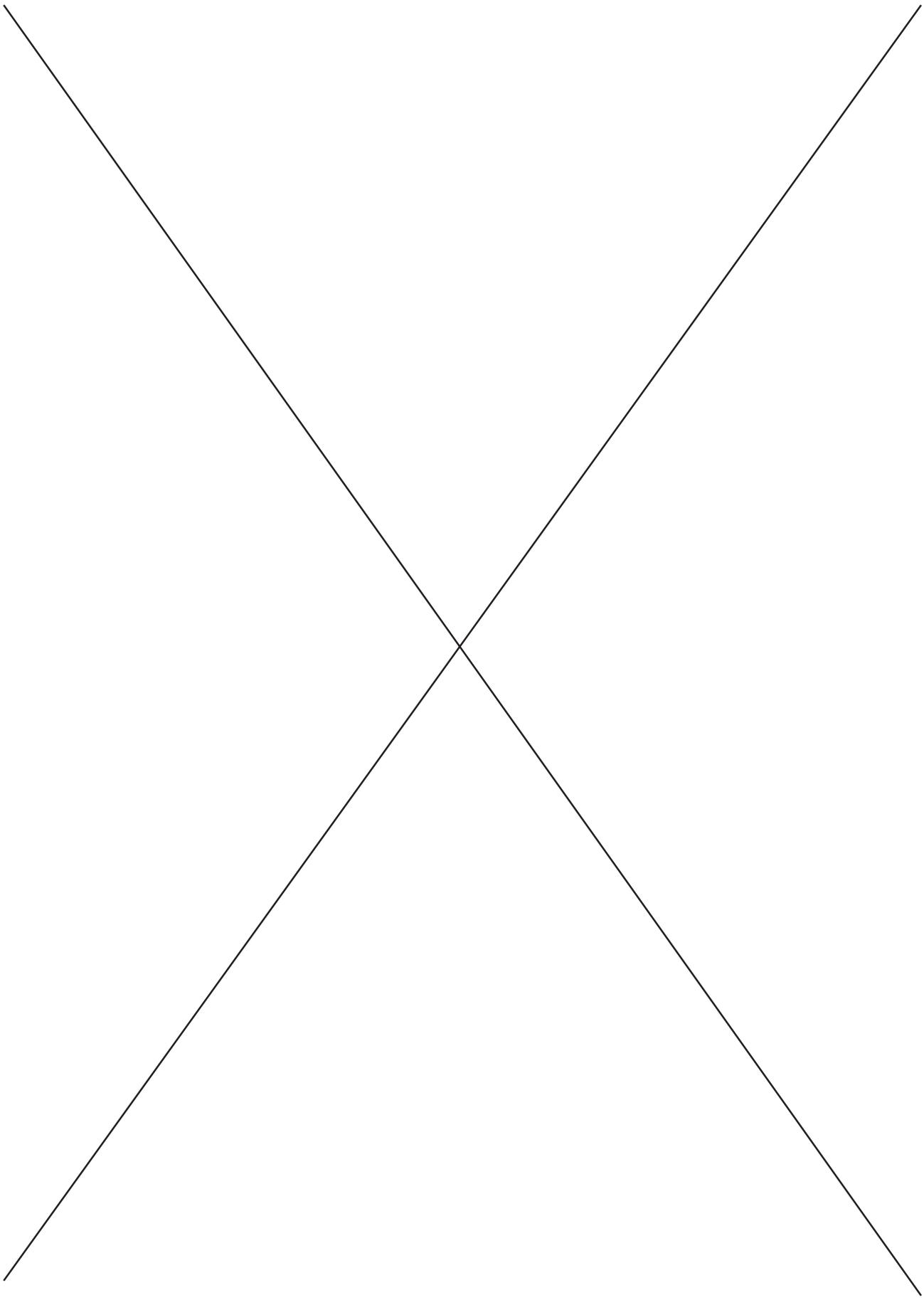


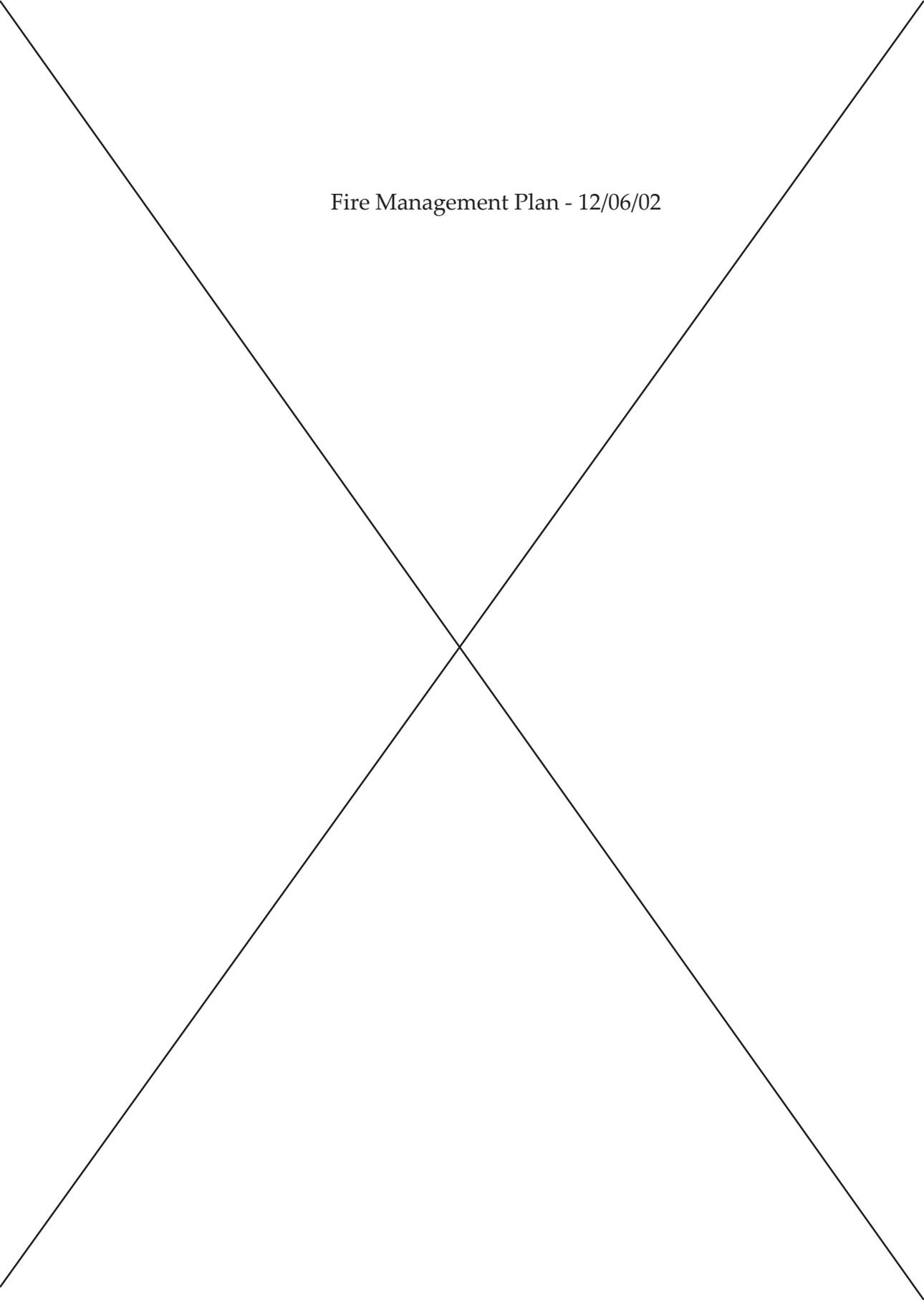
Native Vegetation Survey



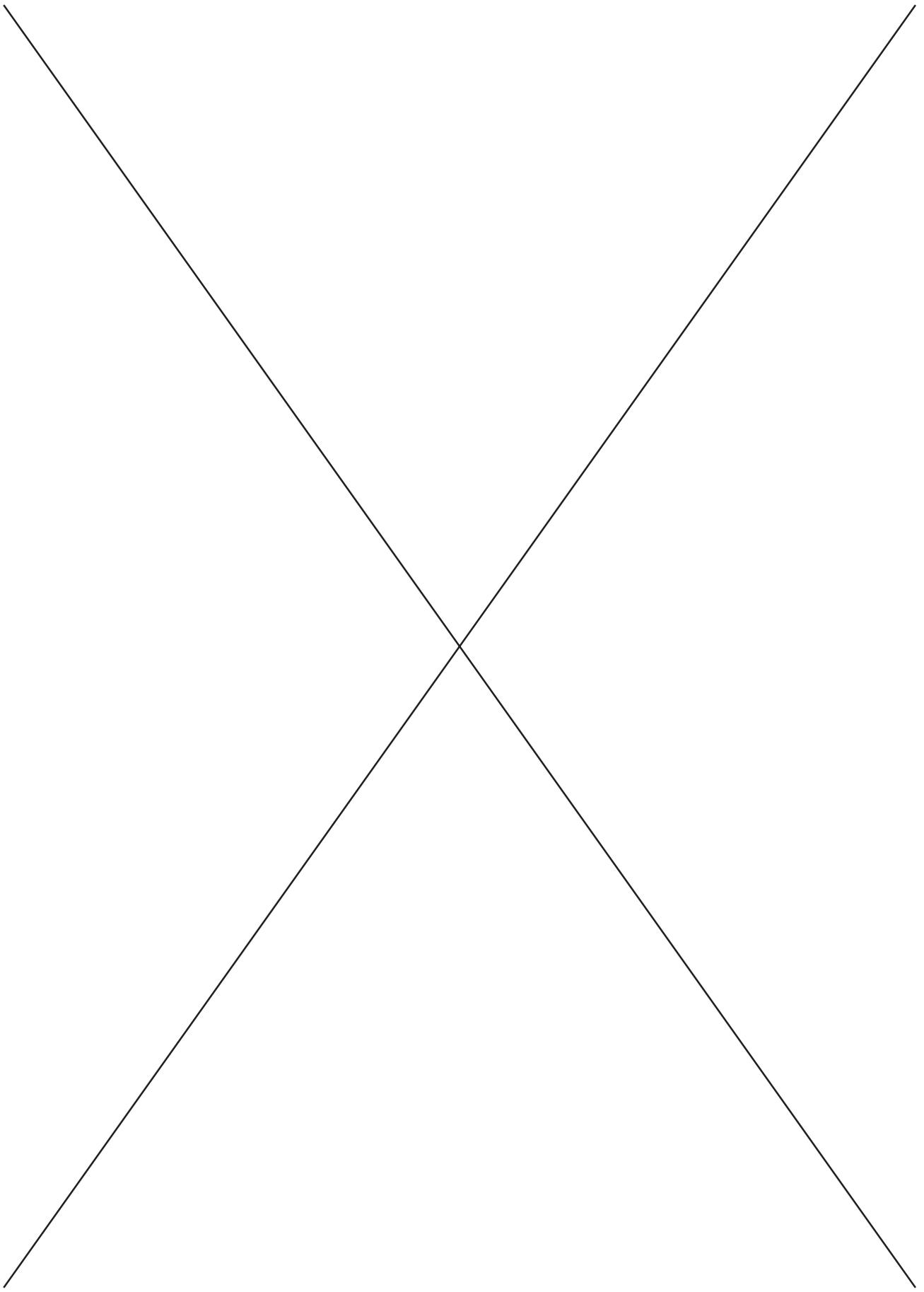


Native Vegetation Survey





Fire Management Plan - 12/06/02



Notes:



Jimmy gets a helping hand in bulldogging this calf.

Project Review and Monitoring Programs

The Will Rogers home is currently listed on the National Register of Historic Places. This document evaluates the park's entire historic landscape and defines the significance of numerous contributing landscape elements and features, and as such recommends the updating of the property to a National Historic Landmark cultural landscape district.

Since part of the property is already listed, and the remainder of the site is recommended for listing, the Department of Parks and Recreation recognizes the property as a historic resource. As such the Department is required through the California Environmental Quality Act (CEQA) to prevent significant adverse impacts to these historical resources during department projects and actions.

Additionally as a state agency, the Department of Parks and Recreation is required to meet the provisions of Public Resources Code 5024 and 5024.5 (PRC 5024). This law requires the Department to assure that all state agency actions do not adversely effect any recognized historical resources and that the State Historic Preservation Officer is consulted to assure that such effects are avoided. Due to a Memorandum of Agreement between the Department and the State Office of Historic Preservation, the Department is allowed to complete these reviews internally with its own cultural resource specialist staff.

In order to assure that any projects or actions that have the potential to adversely impact historical resources, the Department has its own project evaluation process. It is initiated when a project manager or coordinator prepares a Project Evaluation Form (PEF) in order to initiate the process for a project to be

reviewed for CEQA and PRC 5024.5 compliance. This allows departmental specialists to review the projects and recommend any changes or alterations to insure compliance with the aforementioned mandates.

In order for projects with potential adverse effects to historical resources to have such effects reduced to a level below significant or adverse, projects need to comply with the *Secretary of Interior's Standards for the Treatment of Historic Properties* (Weeks and Grimmer 1995) and the *Guidelines for the Treatment of Cultural Landscapes* (Birnbaum and Peters 1996). Compliance with the Standards is the professional benchmark for reducing potential effects to level below significant.

To assure compliance and to understand the exact procedure to review a project or program, consult Departmental Notice 2002-3. Additional assistance on the project review process for historical resources can also be found in *The PRC 5024 Primer for Historic Structures and Landscapes*.

General Recommendations for Undertaking Projects

Define the scope of all tasks and actions of your project.

Contact and consult with cultural resource specialists (CRS) as early as possible for guidelines on designing non-impacting projects.

Be certain that your project, even if seemingly routine maintenance, will not add up to significant changes in the integrity of historic fabric.



Jim Rogers said that the most important building to his father on the whole ranch was the Barn. *Will Rogers State Historic Park*

Architectural Evaluations of Ranch Outbuildings

Background

In 2001-2002, the Department had contracted with Page and Turnbull, Inc., architectural consultants to prepare a series of Historic Structures Condition Assessment Reports. The first report, *"Main Ranch House" August 1, 2001* provided the department with an assessment of existing conditions, recommendations for restoration, repair, maintenance and enhancement of accessibility.

Subsequently, Page and Turnbull, Inc. undertook another assessment of the ranch's numerous outbuildings. The scope of the "Outbuildings" report (Page and Turnbull, June 30, 2002) included the Brood Mare Barn, Carpenter/Blacksmith Shop, Film Storage Vault, Furnace Vault, Foreman's Quarters, Gatehouse, Guesthouse, Lath House, the Laundry Building, Stables, and Hay Barn.

Architectural Evaluations Summaries

The following section summarizes the findings of the outbuildings reports and details those actions to be undertaken in Phase I of the landscape plan implementation.

The Blacksmith Shop, Guest House, Hay Barn, and Stable will undergo some repair or restoration work in Phase I. The Brood Mare Barn, Foreman's Quarters, and Gatehouse repairs will be budgeted in subsequent years.

Scheduled work as described in the following Project Scopes are for first phase landscape plan implementation in Fiscal Year 2003/2004 and includes: Blacksmith Shop—Phase I

Rehabilitation; Guest House/Garage—Exterior Restoration; Hay Barn—Phase I Stabilization; Stable—Phase I Repairs.

Blacksmith Shop: Phase I Rehabilitation

Primary Project Scope is as follows:

1. Restoration of the shop to provide an interpreted building as was used by Will Rogers and his staff.
2. Shore unsupported beams and provide adequate support to mitigate further movement.
3. Replace existing rolled roofing.
4. Replace all decayed sheathing boards with like kind materials.
5. Regrade areas to slope water away from the structure.
6. Repair and repoint rubble stone retaining wall along eastern portion of the building.
7. Paint the building following the completion of all repairs.
8. All repairs will be completed per Secretary of Interior Standards.

Description

The Carpenter/ Blacksmith Shop is located between the Foreman's Quarters and the Hay Barn. The Blacksmith Shop is a one-story building. The building abuts a steep, wooded hillside to the east and paved parking to the west and north. There is a gravel path to the south of the building. The whole structure measures 68'X24' in plan. It is made up of two separate sheds linked together by a low

shallow pitched gable roof. The south shed measures 12'X24' and houses a small interpretive exhibit. It is a stud framed structure with a concrete slab foundation, board and batten walls and a side facing gabled end roof. The west wall has a pair of multi-lite fixed sash windows, the south wall features a band of three windows and a pair of wood doors and the east wall features a single multi-lite fixed sashes.

To the north of the south shed is an opened roofed area measuring 24'X48'. This area originally housed the blacksmith shop. The roof of this area is supported by 6"X6" posts which carry 4"X6" plates and collar beams. The common rafters are 2"X4"s and the sheathing is 1"X8" boards laid diagonally.

The south shed has evidence of water infiltration. There is dry rot on the eaves as well as on the exposed purlin ends. Failed roofing materials and paint delamination is responsible for this damage. The 1X roof sheathing boards and fascia trim show areas of decay and damage. All decayed and or damaged boards will be replaced. The exterior siding is cracked and has signs of decay. There is evidence of prolonged settling. The roof has buckled in some areas and will be shored up to prevent further damage.

Guest House/ Garage: Exterior Restoration

Initial Project Scope includes the following:

1. Re-grade the north side of the building slope to direct the water away from the building.
2. Replace the flush solid core doors at ground level.
3. Repair or replace all decayed wood areas.
4. Repaint the building exterior in conformance with historic documentation.
5. All repairs will be completed per Secretary of Interior Standards.

Description

The Guest House/ Garage is located to the West of the Ranch House. Immediately North of it is a narrow area with a steep slope ascending upward toward the ridgeline. The hillside is contained behind a stone retaining wall. A wood pedestrian bridge spans the areaway and connects the guesthouse to the hill behind it. To the south of the building is a narrow strip of foundation plantings, a paved path, a historic cobble stone wall and a steep bank sloping toward the comfort station.

The structure is a two story, 2,436 square foot, exposed box frame construction with board and batten siding. The exposed box frame is made of 3"X6"s with vertical 1"X12"s nailed form the inside. The joints between the boards are covered with 2 1/2" battens. The box framing was originally painted green and the cladding painted white like the stables are today. From the concrete slab foundation to the ridge beam, the building is 30 feet in height.

The east wall is the primary public elevation. It is three bays wide and features three pairs of wood doors on the first floor level. The second floor features a balcony supported by diagonal struts, a pedestrian entry and a pair of multi-lite casements. The other elevations feature a symmetrical arrangement of multi lite casements and fixed sash. The roof is clad in wood shingles. The sun porch runs along the south of the second floor. Originally open to the elements, this room was enclosed in the 1940's.

The building is sited into the slope of a hill and the maintenance of the exterior grade and drainage will be an ongoing issue. It is recommended that we re-grade the north side of the building to slope the surface grade away from the building to the extent possible in the areaway and to slope the grade at the areaways so that the water is directed away from the building. The flush solid core doors

at ground level show signs of wear and water damage. It is recommended to replace the deteriorated doors in like-kind. The post at the east side shows signs of decay. It is recommended that the posts be repaired with a decay resistant wood or epoxy consolidates.

The sides of the building show signs of severe paint deterioration. Repainting the building after repairs have been made is a high priority.

Hay Barn: Phase I Stabilization

Initial Project Scope includes the following:

1. Shoring of the roof structure in all areas that are sagging or where supports are moved or have failed.
2. Structural repairs of deteriorated lumber, especially deflected beams, plates and posts.
3. Shoring of retaining walls that are showing signs of failure.
4. All repairs will be completed per Secretary of Interior Standards.

Description

The Hay Barn is located east of the riding arena, between the greenhouse and the Carpenter/ Blacksmith Shop. The structure is built into a hillside that rises steeply into the east. The Hay Barn is a 4,500 square foot, wood frame structure. It has three major areas: an enclosed loft, an equipment shed and a canopy extension. The Hay Barn is an inexpensively constructed box frame structure displaying a variety of materials and building techniques. The building is roughly 72 'X 41'. The foundation is composed of a variety of systems and materials, including concrete, mortared stone, mudsill and post on concrete footings. The exterior walls are just as varied in terms of construction and materials.

The Hay Barn is in the poorest condition of all the structures. The problems facing the building result from a number of factors including relatively insubstantial building

materials, insufficient engineering and geologic instability. The longstanding problems stemming from the slumping of the hill to the east was mitigated by the construction of a pressure treated retaining wall. Problems caused by this condition require correction.

This project scope of work will be to stabilize the structure by the use of shoring and repair of structural members, especially lumber, including beams, plates and posts. Shoring of the retaining walls will also be an important part of the stabilization process. This scope of work requires that the building not be occupied during the stabilization process. Therefore, this project will include temporary relocation of the Maintenance group. Restoration efforts will occur in Phase II.

Stable Phase I Repairs

Initial Project Scope includes the following:

1. Repair damaged wood elements in the stalls.
2. Thoroughly clean and repaint all areas after repairs have been completed.
3. Re grade areas to divert water into the drainage system.
4. Repair and replace gutters and downspouts, diverting them into the drainage system.
5. All repairs will be completed per Secretary of Interior Standards.

Description

The Stables are located between Mitt canyon and the Riding Arena. The Stables is a three-part structure composed of a central rotunda that is flanked on either side by one-story monitor-roof wings. The Stables is a box-framed building clad in board and batten and California novelty siding. The exposed box is painted a contrasting color of green to the white siding. The stables measure 167'X41'. The rotunda is the primary focal point of the

Stables with its large conical roof and cupola on the east and west walls of the building.

The stalls are clad in tongue and groove boards with crown molding running along the tops of the partitions separating the stalls. The lower portion of the stall walls are clad in vertical 1"x12" planks with 2"x12" planks laid across them to guard against horse kicks. The stalls feature thick Dutch doors with metal capping on the tops and sides to discourage damage from cribbing and kicking. Doors located along the aisles are historic four panel wood doors with a variety of modern hardware. Windows along the stalls are fitted with 9 late-awning sash. Windows are secure behind rebar screens to prevent breakage by the horses.

Wood decay is evident at selected posts and base trim in the northern side of the rotunda. These areas are to be repaired and the source or water intrusion eliminated. Wood areas in the stalls that are damaged by the horses will be repaired in a way that the patina of historic use is not lost. Venerable surfaces will be covered by metal. Broken or splintered wood elements in the stalls shall be replaced as necessary. Missing decorative trim, including cornice moldings will be replicated and installed as necessary.

Gutters and downspouts on the north side of the building are misaligned and split. These will be replaced in like kind materials to match, and realigned to divert the rainwater into the system without overflow.

Summaries for condition assessment of the Brood Mare Barn, Foreman's Quarters, and Gatehouse are extracted from Page and Turnbull, Inc. June 30, 2002 (35, 55, 62). Proposed work will be budgeted in subsequent years.

Brood Mare Barn (reconstructed, 1963).

The Brood Mare Barn is described as the most heavily deteriorated building of all outbuildings analyzed by the contractor. The structure suffers from inadequate shoring, extensive wood member damage and wood decay. Immediate attention needs to be given to the roof. The structure is located within a sloped area and it is recommended that the building not be used until repairs are completed. Among many recommended repairs, the building needs painting, debris removal from the roof on an annual basis, and construction of a better drainage system.

Foreman's Quarters / Bunkhouse

Extensive repairs to this structure began with State Park ownership after 1960. The building will need seismic upgrading. The structure is in good condition, however, some attention should be given to drainage, roofing, and repainting.

Gatehouse and Garage

The Gatehouse is in good condition although portions of the exterior wall have contact with soil and is thereby rotting. In order to protect the house from slope failure, it is recommended that re-guarding take place. A concrete stem wall should be poured so as to keep moisture from damaging the house. Decayed and damaged roof sheathing boards and trim need replacement. Roof repairs, repainting, and seismic safety improvements should also be made.

Notes:



In September 1944 the first official tours under state parks management started. Jim Rogers with a group of friends and politicians gather to tour the grounds and house. *Pacific Palisades Historical Society Collection*

INTERPRETATION

Riding, roping and polo playing kept Will in good physical condition, but that was never his idea. Will was no health or exercise enthusiast. The things he did he did for fun.

- Betty Rogers in *Will Rogers, His Wife's Story*

Background

Will Rogers State Historic Park has been a significant landmark since it opened its gates to the public in 1944. Because Will Rogers was still an important American hero and was very close to the hearts of all American citizens, an unanticipated flood of visitors began to enjoy the park early on, with crowds numbering as many as 1,700 on Saturdays and Sundays (Dunn, 1986). Today, the crowds still come mostly on the weekends, but for reasons having more to do with their need to be outdoors rather than an interest in Will Rogers. Coincidentally, this need to be outdoors was a key reason that Will and his family developed and lived at the Santa Monica Ranch. Family, home life, fun, and the outdoors are things that many people value, much as Will Rogers did. These types of shared values can be used to enhance the site's current interpretive programming to connect with current park users and to reach out to others who have not traditionally visited the park.

In an almost magical way, the Ranch reveals the character of Will Rogers. The details of design – from hand-built rock walls to the

placement of fencelines – give us a sense of the creative yet disciplined aspect of Will, a duality that was manifested in his seemingly effortless ability to write front-page newspaper columns, ad lib during public speaking engagements, ride a horse, or spin a rope. The siting of pastures, structures, trees and trails all functioned to maximize the use of space to support an easy-going, comfortable, natural, down-home feeling – words that all describe Will. All of these elements still endure to remind us of the importance of this place during Will's life, and can serve to inspire park visitors.

Interpretive Planning Overview

A number of documents have been prepared over the years that address interpretation at Will Rogers State Historic Park. The *Will Rogers State Historic Park Interpretive Prospectus* (March 1974) identifies the interpretive period and interpretive themes for the site. The *Will Rogers State Historic Park Interpretive Plan* (December 1974) outlines the variety of media and methods recommended for conveying these interpretive periods and themes throughout the park. The *Will Rogers State Historic Park General Plan* (March 1992) contains an 'Interpretive Element' that echoes most of the information in the above-named documents.

As a part of the development of this Historic Landscape Management Plan, three specific projects were undertaken to focus on interpretation for the historic landscape: 1) a

'Visioning Workshop' that brought together a diverse group of people (including Rogers family members, preservation specialists, park staff, a trick roper, and a Will Rogers impersonator) to share ideas for enhancing the story of Will and his Ranch for today's public; 2) an *Interpretive Strategy Report* to update interpretive goals, objectives, themes and programs for the historic landscape based on ideas generated during the 'Visioning Workshop'; and, 3) the development of an interpretive guide to the historic ranch landscape to be made available for park visitors. Many of the public programming ideas generated from the 'Visioning Workshop' and the *Interpretive Strategy Report* are included in the 'Conservation Plans Per Management Area' section found within this document.

Research for this Historic Landscape Management Plan has provided a renewed understanding of the resources at Will Rogers State Historic Park. At the same time, the Department has changed its guidelines for developing General Plans. As a result, policies and procedures for interpretive planning are being updated in the 'Park Interpretation' chapter of the Department Operations Manual (DOM). Combined with the changes that have recently occurred regarding the Department's new guidelines for developing General Plans, completion of a unitwide Interpretive Plan should begin immediately.

Interpretive Strategies

Until funding and staff time become available, it is recommended that the *Interpretive Strategy Report* be used as a guiding document for interpretive program planning, including the goals, objectives, and themes summarized below:

INTERPRETIVE GOALS AND OBJECTIVES

- To interpret the universal popularity and appeal of Will Rogers during his lifetime
- To explore the relationship of Will Rogers' philosophy and outlook on life with the construction and purpose of his ranch
- To interpret Will Rogers family and home life with respect to his ranch
- To understand the importance of horses, roping, and cowboy life to Will Rogers
- To interpret the workings of the ranch

UNIFYING THEME STATEMENT

Will Rogers was extremely passionate about and was personally involved in creating his ranch because it was the embodiment of all that he loved deeply – family, friends, horses, roping, riding, polo, and the outdoors.

KEY THEMES

A Man for all People: Will Rogers was able to make a connection with and touch people from all walks of life.

Universal Values: Will Rogers' belief in straightforwardness, honesty, integrity, family, and heritage were universally accepted and highly regarded values held by many people.

The Private Side of a Very Public Man: Will Rogers' warmth, devotion and generosity to all who touched him in his private life speak volumes about his character, which further reinforce his public persona and deepen the meaning of his words.

California Living: Will Rogers style of casual indoor/outdoor living, reflected in the design of his home and ranch, was popularized by the media as the "California ranch style."

Ridin' and Ropin': Will Rogers held a lifelong passion for horses and roping that was unparalleled except for his love of family.

World Traveler: Will Rogers' globe-hopping lifestyle and his interest in technology came together in his passion for modern aviation and flying.

General Plan Compliance

Interpretive Proposals - High Priority (page 118)

Develop and implement an interpretive and restoration plan for the stables.

Develop and implement an interpretive and restoration plan for the carpenter/blacksmith shop, hay barn, polo cage, and roping arena complex.

Interpretive Proposals – Medium Priority (page 118)

Develop and implement a furnishing plan for the ranch house, laundry building, and lath greenhouse.

Develop a conceptual interpretive plan for the new visitor center.

Develop and implement an interpretive plan for the guest house garage (to include exhibits and restrooms).

Special Events – Proposals (page 126)

Requests for inappropriate organized sports activities or league sports will be deferred to city or county recreational facilities, because these activities are not consistent with the park's purpose. Casual, family-oriented sports play and limited, informal recreation is consistent with the park's purpose. All special events will be carefully considered to maintain the unit's spirit of place. Events that enhance the unit's interpretive theme will be encouraged.

General Plan Implementation

After reviewing the department documents related to Will Rogers State Historic Park and after discussions with stakeholders, the following recommendations have been established to implement the General Plan:

Interpretive Master Plan, Furnishing Plans, and Exhibit Plans The completion of one Interpretive Master Plan for Will Rogers State Historic Park that addresses unitwide interpretive management issues will provide one comprehensive document rather than developing the various interpretive plans that were identified in the General Plan. Individual furnishing plans and exhibit plans, however, will still be required for specific structures and features. These furnishing and exhibit plans should be developed based on priorities identified as a part of the Interpretive Master Plan. A conceptual interpretive plan for the new visitor center should occur before furnishing and exhibit plans are developed and implemented so that fundraising activities, space management, and other park operation issues can be appropriately integrated into an overall park improvement timeline.

During the development of the Interpretive Master Plan, conflicting information contained in the 1942 Appraisal and the 1944 Will Rogers Deed regarding historic object location and room/building use will need to be addressed. It does not appear that these two sources were referenced as much as was the 1950s Miles Allan report during the development of the 1992 General Plan and the 19__ Historic Structures and Features reports.

Special Events Limited staff resources necessitates a well thought-out public programming plan. Maximize the effectiveness of special events by planning in advance. Work now to create a one-year 'Calendar of Events' that highlights activities and key dates such as birthdays and anniversaries associated with Will Rogers, his family, his ranch, and park history. Topics such as family, friends, horses, roping, riding, polo, and the outdoors can all be used to develop creative and effective interpretive special events. The tradition that Will began and that Betty continued of helping others in need by

raising funds can also provide special event ideas. For instance, after Will's death, Betty opened the Ranch to host a benefit for the Red Cross. Polo games and a tour of the house were part of the day's highlights. (An original program is in the Will Rogers archival collection.)

Interpretation enhances the public's understanding and enjoyment of natural, cultural, and recreational resources by encouraging appreciation of their values.

- *Workbook for Planning Interpretive Projects in California State Parks, 1997*

Interpretive Program Development

The wit and wisdom of Will Rogers can serve as a touchstone for our approach to public programming at the Ranch. It will be helpful if we ask ourselves "How would Will have done it?", and seek to emulate that informal yet imaginative spark that was so characteristically Will. At the same time, we would make Will proud if we could keep working on making our interpretive presentations a little better every time, kinda like the way he'd always get a new idea for fixin' this or changin' that on the Ranch.

To help us develop high quality programs, a number of wonderful interpretive program procedures and guidelines have been developed by California State Parks. *All Visitors Welcome: Accessibility in State Park Interpretive Programs and Facilities* (1998) is a handy reference for planning programs and delivering them to the general public. As this handbook notes, many people have some type of disability, of which mobility is only one. The *Workbook for Planning Interpretive Projects in California State Parks* (1997) includes a number of interpretive-related checklists and also provides an outline for writing an interpretive

plan. *Aiming for Excellence: An Evaluation Handbook for Interpretive Services in California State Parks* (2002) provides a variety of methods to assess the quality of our educational and interpretive services.

Although specific interpretive recommendations are made in the 'Conservation Plans by Management Area' section of this document, the following ideas could be incorporated immediately into existing interpretive programs or developed into new ones:

- In preparation for the development of the Interpretive Master Plan, design a systematic method of gathering visitor feedback. Reassess existing visitor surveys, including Teacher Evaluation surveys, and make improvements on these and other types of "front-end" evaluation tools.
- Evaluate current interpretive programs (see 'Aiming for Excellence' for evaluation methods of live presentations; coordinate with Service Center and Headquarters for other evaluation methods).
- Provide training to interpretive staff and volunteers to enhance their understanding of the historic landscape and how to incorporate it into interpretive programs.
- Interpret the importance of the Roping Ring (where Will spent most of his time) and of the Mule Barn (the first structure at the Ranch) in the current Ranch House tour.
- Provide an 'expanded tour' as staffing permits to take park visitors out to the Roping Ring and the Mule Barn.
- Share Will's joy of the Ranch by encouraging visitors to take the self-guiding audio tour (and booklet, once it is ready) at the conclusion of the Ranch House tour so they can explore the Ranch for themselves! Help them get started with the basic procedures for using the wands. Let them know they can go in any order and can listen to each station without

having to walk out to each site if they choose.

- Weave in the story of the 1932 Olympics and the Rogers Ranch connection.
- Minimize the use of motorized vehicles throughout the primary historic zone during peak park visitation (10am – 5pm). Use non-mechanized equipment such as wheelbarrows or carts whenever possible during these peak hours.

Other resources that can be used to enhance interpretive program development can be found in the following:

- National Register Bulletin - 'Telling the Stories: Planning Effective Interpretive Programs for Properties Listed in the National Register of Historic Places'
- *Park History Program of the National Park Service* – this booklet addresses the concept of historical theme “layering”
- National Association of Interpretation

Notes:

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APPENDICES

Will Rogers Deed of Gift

Will Rogers State Historic Park Roll # 4 Microfilm

Excerpts

THIS CONVEYANCE dated the 8th day of June, 1944, from THE BEVERLY HILLS NATIONAL BANK AND TRUST COMPANY, a national banking association, herein called "Grantor", to the STATE OF CALIFORNIA, a sovereign State, herein called "Grantee". WITNESSETH:

That whereas:

A. The late philosopher and humorist, Will Rogers, during his lifetime established and maintained his home upon the property hereinafter described and there has been installed therein personal property including certain works of art collected by him and certain of the original manuscripts of his writings.

B. Upon or after his death his widow, Betty Rogers, became vested with the real and personal property hereinafter described and constituted Grantor her trustee for said property. Said Betty Rogers has authorized and directed the making of this conveyance upon the conditions and subject to the trust herein provided.

C. Said Betty Rogers gave said authorization to Grantor and Grantor makes this conveyance for the purpose and with the intent of having the real and personal property herein described devoted to the establishment and maintenance of a public park to be known as Will Rogers State Park for the enjoyment of the public and as a place where the personal property herein described may be preserved for posterity.

(Description of the boundaries of the property being gifted. . . pp 1-7)

This grant, conveyance and transfer is made by Grantor and accepted by Grantee subject to each and all of the following conditions and upon the following conditions and upon the following trusts and not otherwise:

1. Said property shall be used exclusively as a public park and as a memorial and historical monument to the memory of the late Will Rogers and shall not be used for any other purpose or purposes of any kind or nature whatsoever.
2. Said property shall be known as the Will Rogers State Park.
3. Said real property shall be maintained and improved by Grantee as such public park and as a place of public recreation in a manner not inconsistent with its maintenance as a memorial and historical monument as aforesaid. All of the said personal property shall be kept and maintained on said property with adequate safeguards against theft, fire or other injury thereto and shall be maintained in its present condition, reasonable wear and unavoidable acts of the elements excepted, provided that if any temporary emergency exists which creates a hazard to said personal property if maintained on said real property said personal property may for such

temporary period be removed to a place of safety.

4. Grantee shall always make a reasonable charge for admission to the home building of Will Rogers situated on said property.
5. Grantee shall not transfer, convey or encumber said real or personal property or any portion Whereof; provided that grantee may lease, or enter into contracts for the care, maintenance and control of the property described herein, with any municipality county or other governmental subdivision, for such rent or terms and such length of time as the grantee may desire, all or any portion of said real property except the portion thereof as which the buildings are presently situated. Any such lease, however, shall be bound by all the conditions and trusts herein imposed and shall make no use of the property inconsistent with such conditions and trusts and grantee shall not be making of any such lease be relieved of any obligation imposed upon it by these conditions and trusts.

In the event of any violation or breach of any of the conditions or trusts herein expressed, title to all of the real and personal property herein transferred and conveyed shall immediately revert in Grantor, its successor or successors in interest, may re-enter and take possession of said real and personal property and have all the remedies provided by law or in equity including the right to enjoin any such breach or violation.

On this 26th day June 1944.

Applicable Resource Management Directives and Recommendations [from general plan document]

In addition to the directives and recommendations listed below, the general plan document also includes directives and recommendations for the following landscape-related topics: Geology, Erosion, Runoff, General Vegetation Management, Prescribed Burning for Ecological Purposes, Rare and Endangered Plant Protection, Alien Species Control, Protection from Wildfires.

Setting:

Finding: Preserve the setting. The natural areas surrounding the main house and facilities provide a scenic buffer separating the ranch from nearby development to the south, and complement management of state park land to the north. These lands enhance the "ranch atmosphere" of the property, and are important to the park.

Directive: Outside the primary historic zone, the department shall maintain existing significant natural areas which have deteriorated or been neglected.

Historic Landscape:

Finding: The ornamental landscape surrounding the house and other historic structures at Will Rogers SHP is a significant element of the unit's historical zone. In accordance with policies set for the in the department's Resource Management Directives, 18832.3(64.a), it is the department's objective in historical zones to preserve and/or restore existing features. Restoration or reconstruction should be undertaken with historical and architectural research accomplished to establish accuracy and authenticity. At present, substitution of plant material in the historical landscape of the unit appears to occur with little regard to the historical integrity of the gardens and cultivated flora there.

A landscape plan based on historical research and a list of historically suitable plant materials should be developed by a qualified/garden history consultant knowledgeable in the history of Los Angeles County horticulture. This plan should be developed and implemented with consultation and input from department staff, including historians, botanists, and park maintenance staff. Assistance in development and implementation of this plan may be sought from local garden clubs, history associations, and other interested horticultural and historical organizations.

Directive: The park's cultivated landscape shall be restored to a condition that closely approximates its appearance during the Rogers era (1927-1935).

Historic Resources (Features and Structures):

Finding: The principal historical resources at Will Rogers State Historic Park consist of features and structures on the site listed in the historic resources summary. These resources date from the Rogers' occupation of the acreage in a weekend cabin, a hobby ranch, and eventually their permanent home, until Will Rogers' death in 1935.

The buildings and features consist of 14 original standing structures, two reconstructed structures, and 12 historic features. Nearly all of the buildings at Will Rogers State Historic Park were central to the Rogers' private and public life at the ranch.

Directive: The primary historical period shall reflect the years 1927 to 1935.

The *historic structures* are: the ranch house, the guest house/garage, the barn/stable, the spring vault, the ranch foreman's house, the tennis court, the carpenter-blacksmith shop, the hay barn,

the shed behind the barn/stable, the laundry building, lath house #1, the gatehouse/garage, the furnace vault, and the film-meter switch vault. The reconstructed structures are the practice polo cage and the brood mare barn.

The *historic features* are: the polo field, the roping arena, the cherimoya grove, roads and trails, rock features, historic landscaping, fencing, the riding arena, Sarah's Point, the Mitt Canyon and heart Canyon corrals, and the golf course.

Directive: All identified historic resources will be carefully documented and investigated prior to any restoration. Restoration or reconstruction shall be undertaken only after sufficient information is gathered to assure accurate and authentic work. A historic structures report shall be prepared prior to restoring or modifying any historic buildings.

Finding: Previous restoration or reconstruction projects have often been undertaken without properly identifying and recording original fabric which would be replaced. All major repairs and restoration planning are to be based on exacting historical and architectural research to determine the authenticity of each step of the process or to determine the correct materials.

Directive: When replacing of historic fabric is essential, it shall be done in-kind whenever possible, rather than being replaced with modern materials. Use of modern materials should be avoided unless clearly necessary for the safety of occupants or the structure. Any alterations or modification of original fabric will follow the guidelines of the California Historic Building Code and the Secretary of the Interior's Standards for Rehabilitation. Notification of such modifications shall follow guidelines stated in Public Resources Code Sections 5024 and 5024.5.

Directive: Where feasible, the department will restore all historic structures and features from the primary historic period to appear as they did in 1935, which reflects the latest remodeling.

Finding: Because the unit is a National Register landmark, the department is obligated by law to manage and protect the historic value of the property and its structures. To meet these goals, an annual program of restorations, preservation, and maintenance needs to be developed. Such a program will include grounds keeping in the historic zone. The following items will be considered as part of a regular program of preservation and restoration:

Directive:

- a. Changes or additions to the landscaping in the historic zone shall be based on historic research of the ranch during the Rogers' occupation. Flower gardens, ornamental planting, and other landscaping shall be historically accurate.
- b. Regular care, maintenance, and replacement when needed of any original building material will be conducted in a manner consistent with wooden buildings of the historic time period.
- c. Regular evaluation, maintenance, and upgrading, when feasible, will be conducted on the fire and intrusion alarm systems.
- d. Regular and systematic inspection for insect infestation will be conducted.
- e. A plan for ongoing interior room and exterior building restoration will be developed when feasible.

Interim Landscape Management Guidelines

I. Purpose

The purpose of the following guidelines is to stabilize and protect the ranch grounds of Will Rogers State Historic Park while baseline information is gathered, an on-site archive is created, and a comprehensive master plan is developed for the property. The goal is to monitor and, in some cases, arrest major change while the grounds are studied and documented and the Comprehensive Master Plan, which will include the Interpretive Plan and the Landscape Conservation and Management Plan, is being prepared. This interim period will extend for six to twenty-four months. Note that this period will also be used to gather data needed to support the planning efforts.

II. First Steps

Develop master plan prospectus, including project scope, schedule, budget, and staffing. Outline the project components (historical research and development of archive, interpretive plan, landscape restoration plan, architectural conservation plan, etc.). Make an agency commitment to develop and implement the plans in terms of timeframe, funding, personnel, and consultant contracts.

Designate a point person (curator/coordinator) with the authority to coordinate all aspects of the overall project (interim program and master plan process) and make decisions regarding day-to-day management of the property. Everyone must agree to pass all information and actions through that person so that there is a central point of knowledge, decision-making, and documentation for all actions taken on the grounds during this period.

Inspect all aspects of the grounds closely (from trees to hardscape to garden accessories) to determine whether any hazardous conditions exist or if there are features in danger of loss or damage. These need to be corrected on an emergency basis. Make note of any potentially hazardous conditions that should be monitored throughout the year. Take appropriate actions and document all such conditions, decisions, and measures taken.

Identify *everyone* who works with the property and who will need to have an understanding of what the interim program and master plan process is about and how it will work. Include them in the process and commit to an on-going education and communication program. Get everyone to agree to a set of guidelines for interim work in the garden and to follow these guidelines over an acceptable period of time (perhaps 18 months or until completion of a substantial amount of the planning work).

III. Important Understandings

Communicate the necessity for clear documentation and the importance of creating an on-site, accessible archive for the ranch.

Communicate the absolute necessity of developing a thorough and well-documented evolution of the landscape so that decisions can be made in light of accurate information and a vision for where the property is going over the long term.

Explain the need to inventory what is in the landscape now, including plant materials, built features, furnishings, pots, etc., so that each can be evaluated for significance and integrity.

IV. Grounds Maintenance and Operations

No plant material is removed or introduced without the prior approval of the designated coordinator. This person should develop a short and easy-to-use form by which to document any changes in plant material (removal, introduction, relocation). The documentation should note justification for action taken, any information sources or references used, and the age, source, and condition of the plant material involved.

Any major tree or shrub removed must be photographed prior to removal.

All plant materials remaining from the historic period have first priority in terms of care, preservation measures, and available resources. More specifically, this means:

- Establishing top quality, long term tree pruning and management programs
- Surrounding plant materials are subservient to the needs of historic plant materials (for example: no drastic pruning of historic tree canopies to provide light for modern understory plantings; no dramatic shifts in watering or other conditions in order to accommodate modern plantings).

No landscape features (such as walls, paths, and fencing) or accessories (such as furniture and pots) are removed, introduced, or relocated without the prior approval of the designated coordinator. There is no installation of new equipment or built features without such prior approval.

Inspect all implements, tools, furniture, pots, statues, and other ornamental features to determine if *immediate* conservation measures are called for (i.e. moving to a more sheltered situation in order to arrest deterioration). Photograph all such features in current condition and location and then protect, relocate, store, etc. as is appropriate.

Continue general maintenance, winter pruning, and irrigation repairs, but inform the designated coordinator on a weekly basis, and before undertaking the actual work projects, what is planned for the property in the upcoming week.

V. Inventory, Evaluation, and other Study Period Tasks

Create an accurate, comprehensive base map for the site, using AutoCAD Release 14 or later. Organization of layers and related data should be established in conjunction with the current conditions survey (see below), as well as the archival and retrieval system. Also develop a system for maintaining and updating the CAD records.

Complete a current conditions survey. Include all plant material, irrigation, utilities, site features and landscape elements (stone-worked drainage channels, walls, pathways, fencing, roadways, parking and planting areas), and garden furnishings and other accessories (such as implements, furniture, pots, tools, and statuary).

Create a visual record of the grounds today using photographs or voice-over video.

Review the 1927-1935 “primary interpretive period”, as currently proposed by the Department of Parks and Recreation. Develop a hierarchy of historic time periods for the ranch that make sense in terms of the site’s history--change in ownership or occupancy, phases of active development or renovation, and periods of decline, absenteeism, or minimal involvement (such as may occur during times of illness or economic stress). Evaluate the periods associated with the grounds to see if they parallel those associated with the house. Note: as an example, the periods could be something like:

- Family Period I: Initial Design/Construction** (1925-1926)
Site Work: initial grading; roads, corral (lawn area), polo field
Structures: mule barn; fences
Planting:
- Family Period II: Weekend Retreat** (1927-1929)
Site Work: drainage channels
Structures: weekend cabin, hay barn, guest house, main stable
Planting:
- Family Period III: Development of Primary Residence** (1930)
Site Work: major push to re-orient house; substantial regrading
Structures: construction of north wing; south wing 2nd story;
“Ziegfield” window installed
Planting: major trees (big oaks, peppers, olive); lawn area
- Family Period IV: Active Family Yrs w. Misc. Additions** (1931-1935)
Site Work:
Structures:
Planting:
- Family Period V: Period of Decline After Wills Death** (1935-1944)
Site Work:
Structures: some buildings torn down or taken off site
Planting:
- Institutional Period I: Initial Park Development** (1944-1955)
Site Work: new entrance road; parking lot; paving to hay barn?
Structures: restroom, staff residences, operational adaptations
Planting:
- Institutional Period II: Low-Impact Beautification** (1955?-1975?)
Site Work:
Structures:
Planting: planting beds; flowers; driveway plantings;
deodar screen by staff residences; redwoods; palm tree replacement; live oak
relocation; replacement of multi-trunked oak;
Notes: initial “Willard Kruse” era

Institutional Period III: Park Expansion

(1965-1974)

Site Work: equestrian development-Mitt & Heart Canyon, Sarah's Point; feeder canyons filled;
Structures:
Planting:
Notes: see "Hearst Plans"; horse population expanded to ___?

Institutional Period IV: Stasis

(1974-1988)

Site Work:
Structures: polo cage rebuilt
Planting:
Notes: Phil Claude involvement; Cooperative Assoc. started; 1980 mandate (under Kirk Wallace) to reduce horse population to 30?; general decline--nothing upgraded;

Institutional Period V: Inventory/Evaluation/Planning

(1988-1993/94)

Site Work:
Structures:
Planting:
Notes: HABBS drawings (88); General Plan (92)

Institutional Period VI: Post General Plan/Restoration

('94 to Present)

Site Work: riding arena, roping arena, goat pen, retaining walls rebuilt
Structures: Main Stable Restoration (94)
Planting:
Notes: economic and political pressures; concessionaire changes; staff and administrative changes; fitful development of historic landscape plan;

Note: This will help develop a hierarchy of significance based upon historic photos and other documentary material and provide an easy way to refer to items. For instance, if it was determined that the "Decline" and "Institutional" periods have no historical significance, then it is a case of ranking the significance of the "Family" periods based on the history of the site, the documentation, and any remaining landscape materials.

Assign one person the charge of leading the research effort and begin development of the central on-site archive and a ranch chronology using the hierarchy as the initial sorting mechanism. There could be a committee of volunteers directed toward this project.

Create documentary and photo files for each of the twelve zones identified in the DPR proposed landscape management plan. Perhaps have "historic" and "contemporary" sub-files for each zone.

- Ranch House Area/Garage/Guest House (also porch and patio areas; back slope/utility areas)
- Lawn and Drive Approach (includes two of four golf greens)
- Polo Field
- Main Stable Area (including Riding Arena)
- Heart and Mitt Canyon Pastures/Corrals
- Historic Barn Yard Area/ Roping Arena w. Goat Pen
- Bone Canyon (including Boarding Facilities)

- Historic Entrance and Gate House
- Park Entrance Area
- Sarah's Point (including one of four historic golf greens)
- Picnic Area (includes one of four historic golf greens)
- Upper Natural Hillside Areas

Landscape Accessories—Specific Tasks

Inventory the implements, outdoor furniture, pots, tools, and other artifacts with photos, measurements, and brief descriptions. Attempt to date items using historic photos or other records.

Trees, Shrubs, and Vines--Specific Tasks

- Identify, date, and evaluate condition of all major trees, shrubs, and vines. Record findings on base plan and tree-condition report forms.
- Determine historical significance of trees, shrubs, and vines--which are within the significant historical period(s) (family) and which came in during non-significant periods (decline or institutional).
- Evaluate the introduced or voluntary trees, shrubs, and vines from non-significant period and develop recommendations for retention or removal; include justifications and photographs.

Conduct a viewshed analysis. Study the plant material surrounding historic zones/corridors and site perimeter, within the context of historic and current viewsheds. Note in particular, views toward the main stable, Inspiration Point, the ocean, across lawn and polo field, and from key windows. Much-matured, voluntary, or missing trees will change viewsheds considerably.

Exterior Collections

2002 Inventory:

Area #1

Patio

- 1 – barbecue
- 8 – light fixtures
- 1 – andirons, pair
- 1 – awning, canvas
- 1 – basket
- 1 – urn, stone
- 1 – bench, plaster
- 1 – bell, metal

Jimmie's Room

- 4 – pieces rattan furniture
- 4 – pieces leather furniture, wood slats
- 1 – pieces pigskin furniture, hand-tooled and painted

Area #3

Blacksmith Shop

- 1 – anvil
- 1 – forge
- 10 – tongs

Objects located at Topanga State Park

- 1 – road grader
- 1 – hay rake
- 1 – pump
- 1 – cotton gin
- 2 – plows
- 1 – wheelbarrow
- 1 – gravel separator
- 2 – agricultural equipment (unknown type)
- 2 – axles with hubs
- 1 – wheel

Area #6

Brood Mare Shed

- 1 – practice polo horse
- 1 – dolly

Lath House

- 7 – patio furniture, wood

Ranch House (upstairs, Room II-G)

- 31 – polo mallets
- 1 – polo mallet retriever with prongs
- 1 – crop
- 1 – whip
- 1 – broom
- 15 – golf club
- 3 – golf driver
- 1 – golf club (or polo piece?), curved at end
- 2 – baseball bat

Hay Barn

- 1 – Ford Model T Truck, 1920
- 1 – Buick Model 47 Sedan, 1929

- 1 – plow attachment
- 1 – ladder
- 1 – disc
- 1 – gang mower, rotary type
- 1 – harrow, spring tooth
- 1 – sickle bar mower
- 1 – power saw
- 1 – fresno road scraper
- 1 – axle with iron wheels
- 1 – roller

- 19 – doors

1942 Appraisal – Excerpts from Original Inventory:

Ranch House Porch and Patio

- 30 Pieces rustic patio furniture
- 1 Upholstered swing
- 2 Split reed chairs
- 1 Five piece set of upholstered oak yard furniture
- 1 Indian jug
- 1 Pottery vase
- 1 Iron fire place set
- 1 Large locomotive bell
- 18 Crockery pots with plants
- 8 Buckets with plants
- 1 Camel's bell

Stable

Office

- 2 Navajo rugs, medium size
- 1 Old walnut desk
- 1 Old office arm chair
- 2 Folding chairs
- 2 Leather covered Mexican arm chairs
- 1 Wicker stand
- 1 Straw mat covered chest and seat
- 1 Stand with skin top
- 1 Poker pool golf game
- 46 Framed photographs
- 1 Copper plaque
- 17 Framed cartoons
- 1 Water color cartoon
- 4 Pr. Leather chaps
- 2 Pr. Leather and goat hair chaps
- 5 Pr. Small leather chaps
- 3 Hide lariats
- 2 Rope lariats
- 1 Old French saddle
- 1 Gaucho saddle
- 1 Old Mexican saddle
- 1 Nicaraguan saddle
- 1 Pr. Peruvian spurs
- 1 Tanned leather suit of coat,
vest and pants
- 1 Gaucho bridle
- 1 Gaucho bola
- 4 Polo helmets

Tack Room

- 16 Polo bridles
- 7 Pig skin polo saddles
- 1 Trick riding saddle
- 7 Stock saddles
- 1 Old Mexican saddle
- 1 Old Indian leather saddle
- 1 Silver mounted leather bridle
- 5 Old Indian saddle blankets
- 6 Felt polo saddle pads
- 5 Assorted bridles
- 1 Assorted lot of cinches, martingales
and surcingles
- 1 Braided horse hair riata
- 1 Braided leather and rope bola
- 14 Assorted rope riatas
- 41 Assorted polo mallets
- 1 Kentucky saddle
- 3 English felt and leather polo saddles
- 1 Ladies astride saddle

Grain Room (Feed Room)

- 1 Set double driving harness
- 1 Set single cart harness
- 1 Set light single harness
- 3 Leather muzzles
- 2 Wire muzzles
- 1 Pack saddle
- 1 Assorted lot of leather harness
- 22 Tie ropes
- 8 Old bridles and bits

Aisle Way

- 2 Victor fire extinguishers
- 12 New leather halters
- 11 Old leather halters
- 9 Wool horse blankets
- 20 Cotton horse blankets
- 1 Push feed wagon
- 2 Rubber mats
- 5 Baker horse blankets
- 11 Galvanized buckets
- 17 Galvanized tubs
- 9 Cooling blankets
- 2 Fly covers
- 10 Pr. Horse polo boots
- 1 Assorted lot of rakes and brooms

Miscellaneous

- 1 Pr. Quarter boots
- 1 Pr. Hock boots
- 1 Assorted lot of surcingles and straps
- 1 Stitching horse
- 1 Lot of harness tools
- 6 Nickel plated bits
- 11 Assorted horse brushes
- 6 Pr. Assorted stirrups
- 2 Curry combs
- 1 Horse shearing machine

1944 Will Rogers Deed – Excerpts from Original Inventory:

Patio and Terrace

- 1 – coffee table, redwood (two wheels)
 - 1 – bench, splat back
 - 1 – table, redwood
 - 1 – table, mahogany
 - 1 – register holder and bench, pine stained brown
 - 1 – bowl, semi-glazed potter (frog attached to center; filled with gourds)
 - 3 – blinds, slats painted green (attached to pergola rafter)
 - 1 – Old Hickory limb, post and stretchers (flat splat back and seat)
 - 8 – arm chairs
 - 2 – rocking chairs
 - 1 – bench, 1 seater (arms at ends)
 - 2 – benches, 3 seater (plank top)
 - ? – 2" X 6" plank redwood frames, rope laced (back wheels; kapok filled pads – covered brick red canvas)
 - 2 – two seaters
 - 1 – lounge chair
 - 1 – metal table, tile top
- Palm leaf and Painted Leather Furniture:
- 1 – table, 27" diameter
 - 2 – round backed chairs
- Fire Set:
- 2 – andirons
 - 1 – spark screen, 4 panels with hammered iron frame
 - 1 – tea kettle, old copper
 - 1 – boiling kettle, old copper
 - 1 – mug, head on side
 - 1 – vase, yellow glazed pottery (2 loop handles)

Laundry

- 1 – easy washer
- 1 – thor mangle
- 1 – long table, pine plank top (one drawer at each end)
- 1 – bench, on rollers
- 1 – wash board
- 2 – baskets
- 2 – buckets
- 1 – metal file
- 1 – garbage can and trundle cart

Guest Apartment (over garage)

- 1 – metal bed, painted green (box spring and inner-spring mattress)
- 3 – strips of drapes, Monterey cloth
- 1 – exercising machine, Master (Dayton, Ohio)
- 1 – large basket hamper, Mexican weave
 - Pigskin hand painted with Mexican designs – Palm Branch – cross bands
 - 3 – chairs, back collapses over arm
 - 1 – table, 32" square
 - 1 – table, 28" diameter

- 6 – saddle racks
- 1 – bed, wood painted green
- 1 – high back chair, deep carved frame covered with rose colored silk velvet
- 6 – pictures, miscellaneous
- 1 – oil painting, mountains (artist: A. Beal)
- 1 – night rack
- 31 – polo mallets
- 1 – guitar (mandolin?) in case
- 3 – canes
- 1 – sign, hand carved wood holder with small plates which fold within
- 1 – violin in case
- 1 – violin in old case
- 1 – accordion
- 1 – drum
- 1 – banjo in case
- 1 – smoker, on old Hickory stands
- 1 – mirror, 1” mould wood frame (painted white)
- 1 – rug, fluff – green center – rose border (reversible)
- 1 – table, woven reed – shellac
- 1 – chaise lounge, wicker (painted green, tufted pad red cotton covered; 1 back pillow)
- 1 – day bed, Simons metal

Stable

- 2 – stable carts
- 3 – pails in stalls
- 2 – tubs in stalls
- 2 – 2 ½ gal. Victor fire extinguishers
- 3 – wooden chairs in stall

Foreman's Cottage

- 1 – bed, metal
- 1 – bench, woven wicker
- 1 – straight chair, white
- 1 – arm chair, white
- 4 – strips of drapes, yellow glowered glazed chintz
- 1 – dresser with attached mirror, white (two small top drawers, two long lower drawers)
- 1 – vanity with triple mirror, white
- 1 – rocking chair, green
- 1 – bench, woven reed painted white
- 1 – occasional table, woven reed painted white
- 1 – stool, crossed stick base – stretched skin top
- 2 – directors chairs
- 1 – hamper, green
- 2 – large tables
- 1 – straight chair, painted green (or white?) – twisted fiber
- 1 – straight chair
- 6 – leather seated dining room chairs
- 1 – round oak dining table
- 2 – oil heating stoves
- 1 – congoleum rug in kitchen

Tools and Equipment - Note: Although only a few of the items listed below include a specific location within the Ranch, it seems that many of the items would have been stored or used in the Workshop Area.

5 – picks	1 – shovel
4 – hoes	1 – 6” crescent wrench
6 – pitchforks	1 – 8” crescent wrench
3 – woodcutters	2 – quartz Caulking compound
1 – scoop	1 – keyhole saw
1 – long handled shovel	1 – screw driver
1 – adz	1 – cement trowel
3 – mattox	1 – Junior Traveling Sprinkler
3 – tamps	1 – 12” crescent wrench
1 – 6-foot cross cut saw	2 – pr. pliers
1 – 4 ½’ cross cut saw	1 – Regulation U.S.Mail box
3 – augurs	2 – long handles for scythes
4 – push brooms (2 shop, 1 office, 1 lath house)	2 – feet of chain
1 – set of blocks	1 – scythe blade
1 – blasting machine	15 – redwood posts
1 – polo field mower, field	8 – gal. aluminum paint
1 – 30” power mower, garage	3 – 8” bastard files
1 – green mower, garage	1 – tumble bug scraper
1 – hand lawn mower, garage	1 – 4-horse Fresno
1 – hay mower, field	1 – road grader (on road project)
1 – edger	1 – A-frame harrow
1 – G.M.C. 1941 model 1-ton truck, Motor no. 22892432	1 – V trail maker
1 – power wood saw	2 – 50’ ¾” garden hose
1 – electric heater	1 – 400’ 1” hose
1 – hay rake, garage	1 – pole pruner
3 – hand rakes	1 – 400’ fire hose (200’ at stable, 200’ at house)
1 – vise	1 – short spading fork
1 – anvil	1 – 1-tooth cultivator
1 – forge	2 – eye hoe handles
1 – sledge hammer	1 – pitch fork handle
1 – set Little Giant Taps and Dies	1 – axe handle
1 – 18” monkey wrench	2 – square nose shovels
1 – axe (no handle)	1 – 50’ ¾” rope
1 – 18’ extension ladder, lath house	2 – wire stretchers
1 – 4’ step ladder, stable	2 – small hand saws
2 – wheelbarrows (1 with rubber tired wheel)	1 – 15-gal. oil drum with spout
1 – gas engine	1 – 15-gal. oil drum with valve
1 – 2-ton roller	1 – 5-gal. oil can with spout
1 – walking plow	1 – 5-gal. milk can
1 – bolt cutter	1 – emery wheel
1 – rooter and plow (on road project)	14 – tongs
1 – spray machine and trailer	7 – pipe wrench jaws
1 – sledge hammer	1 – log hook
1 – 30” handle	1 – set dies 1” to 2”
1 – ax	1 – set dies ¼” to 1”

Gate House

1 – bed, green metal

1 – box spring, tan ticking

1 – rug, hemp (natural ground; red border; black, red and green strips and symbols)

1 – inner-spring mattress, blue ticking

1 – table (kitchen), wood

2 – straight chairs, bent wood

1 – table, wicker

1 – oil heater

4 – wooden curtain rods

1 – mohair chair

monk's cloth drapes for all windows except kitchen window

lace curtains for kitchen windows

